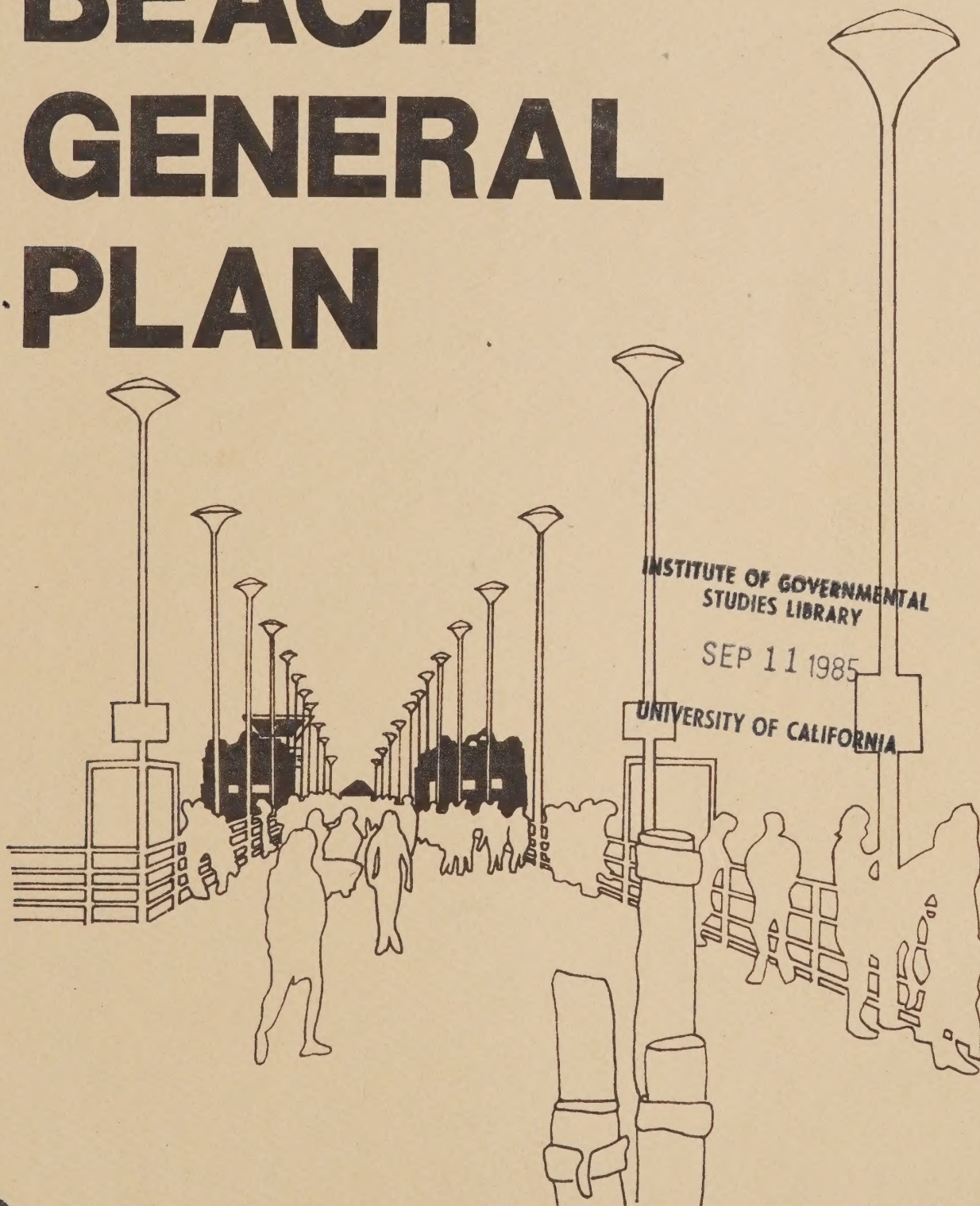


# HUNTINGTON BEACH GENERAL PLAN



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adopted December, 1976 amended through

June , 1984

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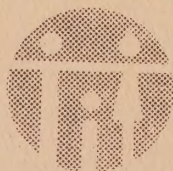
GRACE H. WINCHELL



# HUNTINGTON BEACH GENERAL PLAN

December, 1976

This report is the official general plan document and supersedes all previous drafts. This report was officially adopted by the City Council and Planning Commission, as revised, and incorporates all changes adopted through June 1984.









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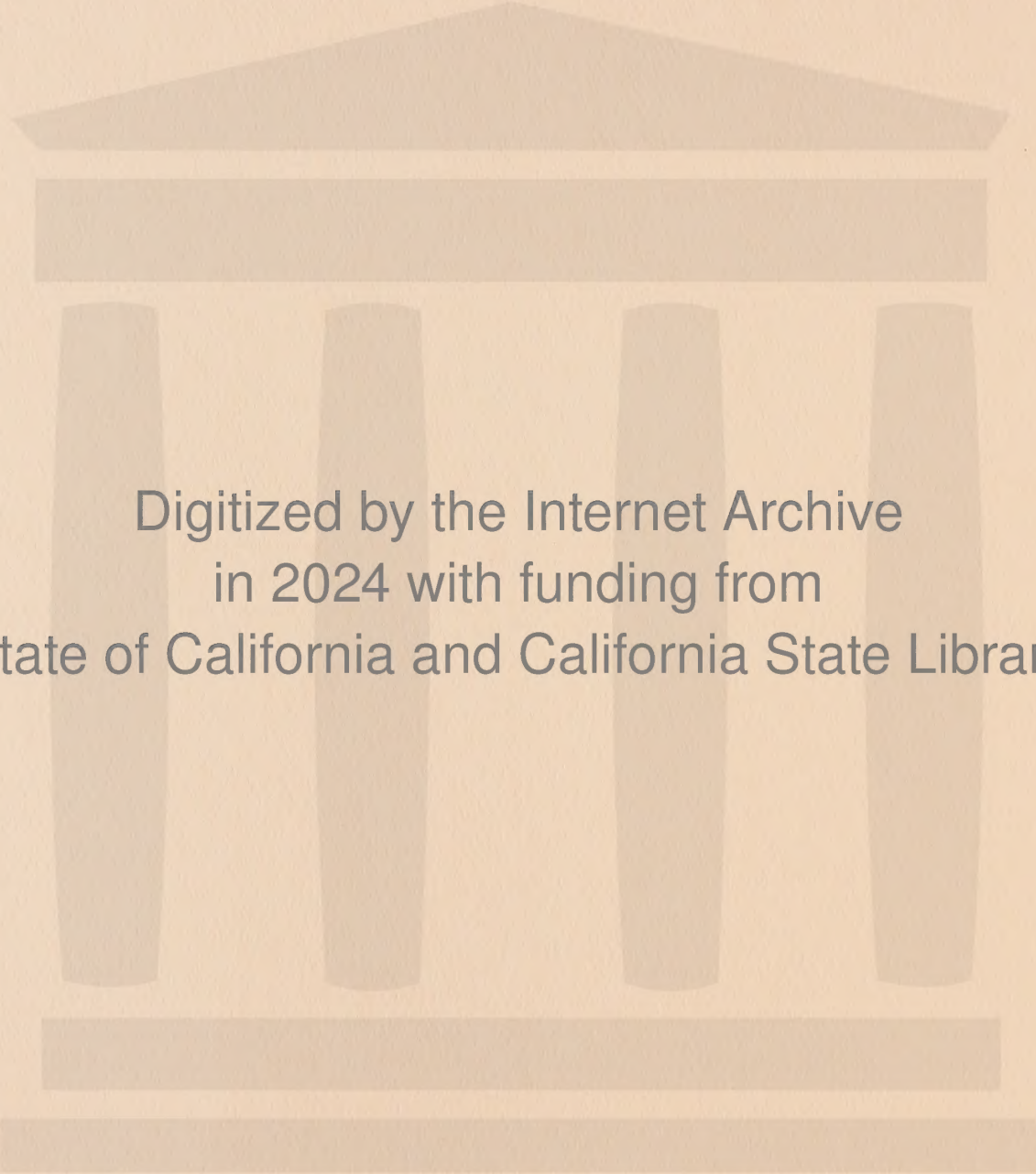
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section 1  
introduction







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## 1.0 INTRODUCTION

The General Plan is a comprehensive, long-range policy guide to promote efficient and desirable community growth. It is, in effect, a constitution for the physical development of a city. That the General Plan reflect the desires of the community is vitally important. The following sections contained within this document are devoted to the "General Plan", presenting a definition in broad terms and then relating the General Plan to the specific problems and opportunities for the Huntington Beach Community.

### 1.1 What is a General Plan?

A General Plan is a comprehensive, long-range policy guide to promote efficient and desirable community growth. Its definitive policies are enacted through daily operation of local planning agencies. All General Plans, regardless of the location of the planning area, have certain common characteristics:

1. A General Plan should be long range - the plan should be forward-looking and attempt to provide for the future needs of the community.
2. A General Plan should be comprehensive - the plan should recognize and define its relationships with all significant factors that affect the development of the community (physical and nonphysical, local and regional).
3. A General Plan should be general - the plan should focus on the main issues, the "big ideas", and should not include any details that will tend to obscure or detract attention from the major policies and proposals. (The General Plan is distinguished from specific implementation techniques such as the zoning ordinance, subdivision regulations, and the capital improvements priority and financing programs.)



A General Plan has five basic uses for a community like Huntington Beach:

1. Policy Determination - permits the evaluation of a definite set of policies to govern future development of the City, and a general physical design for the City.
2. Policy Effectuation - provides for the evaluation of specific projects in terms of a definite framework for long-range development of the City.
3. Communication - permits the communication of the City's long-range policies to the business community and the public; encourages constructive debate and stimulates political action.
4. Conveyance of Advice - allows the City Planning Commission and other advisory boards to make recommendations to the City Council concerning development of the City in a coherent, unified form.
5. Education - facilitates the education of government officials and the community regarding the problems and opportunities of Huntington Beach (physical, economic, environmental, and social).

## 1.2 Regional and Local Context

The Planning Area consists of incorporated Huntington Beach, the territory between the City limits and the center line of the Santa Ana River, and the unincorporated Bolsa Chica and Sunset Beach vicinity (Figures 1-1 and 1-2). Encompassing approximately 19,000 acres, the planning area is located along the coast of Southern California in the County of Orange. Existing development pressures within the planning area can be attributed to the central location within the Los Angeles - San Diego urbanizing corridor and the coastal orientation.

## 1.3 Legal Parameters

The California Government Code requires that all City and County General Plans contain nine elements: Land Use, Circulation, Housing, Conservation, Open Space, Seismic Safety, Noise, Scenic Highways, and Safety. State requirements for a General Plan date back to 1955 when California State Law required that a General Plan consist of a Land Use Element and a Circulation Element. In 1965, these mandatory elements were specifically defined. A Land Use Element was to designate "the proposed general distribution and general location and extent of the uses of land for housing, business, industry, agriculture, natural resources, recreation, education, public buildings and grounds, and other categories of public and private uses of land".<sup>1</sup> A Circulation Element was to consist of the "general location and extent of the existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities".<sup>2</sup>

In 1969, the law was amended to include a Housing Element as a mandatory part of the General Plan. This element was to consist of "standards and principles for the improvement of housing and the provision of adequate sites for housing".<sup>3</sup>

<sup>1</sup> Section 65302(a), California Government Code.

<sup>2</sup> Section 65302(b), California Government Code.

<sup>3</sup> Section 65302(c), California Government Code.



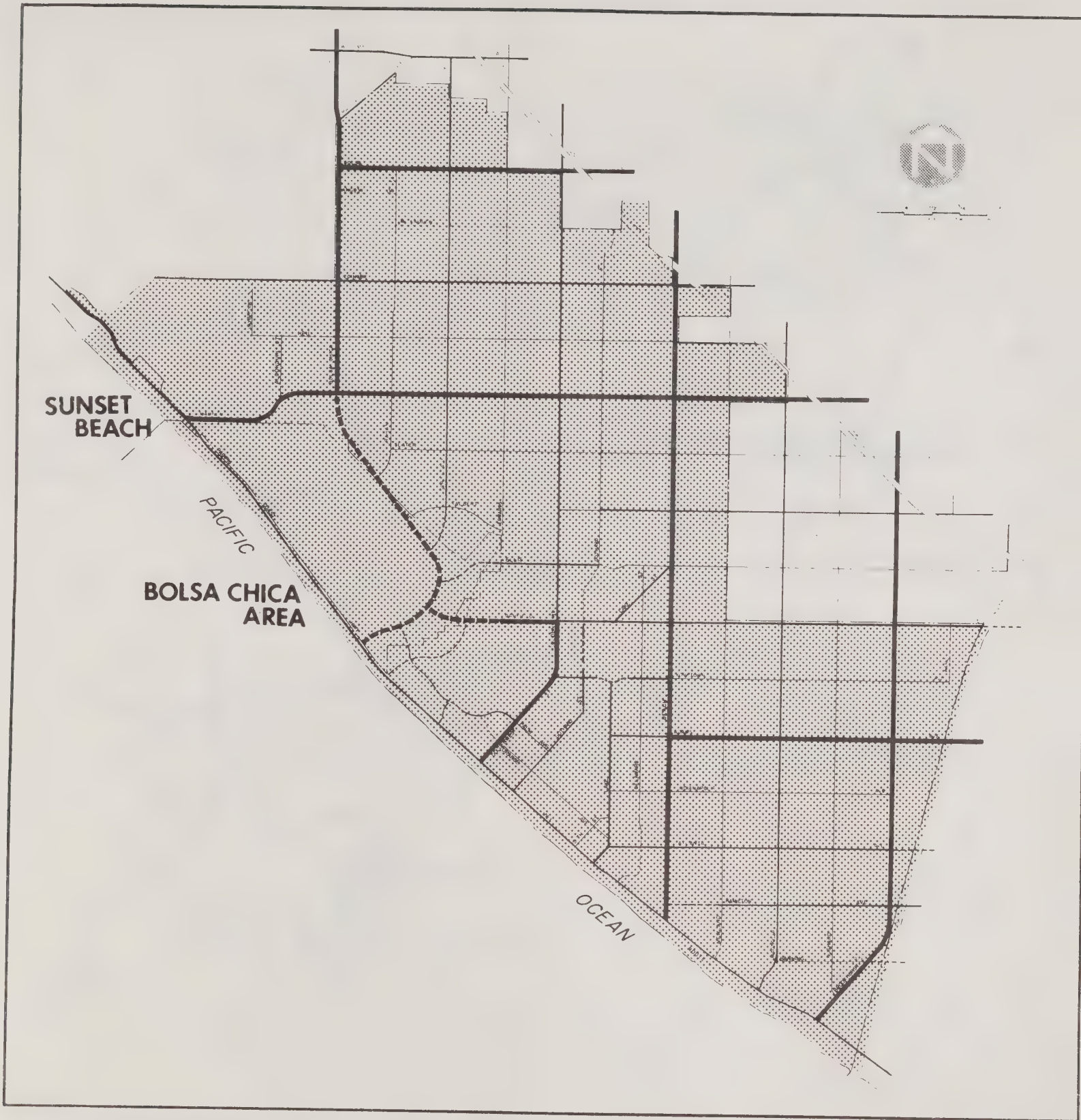


FIGURE 1-1



## PLANNING AREA

huntington beach planning department

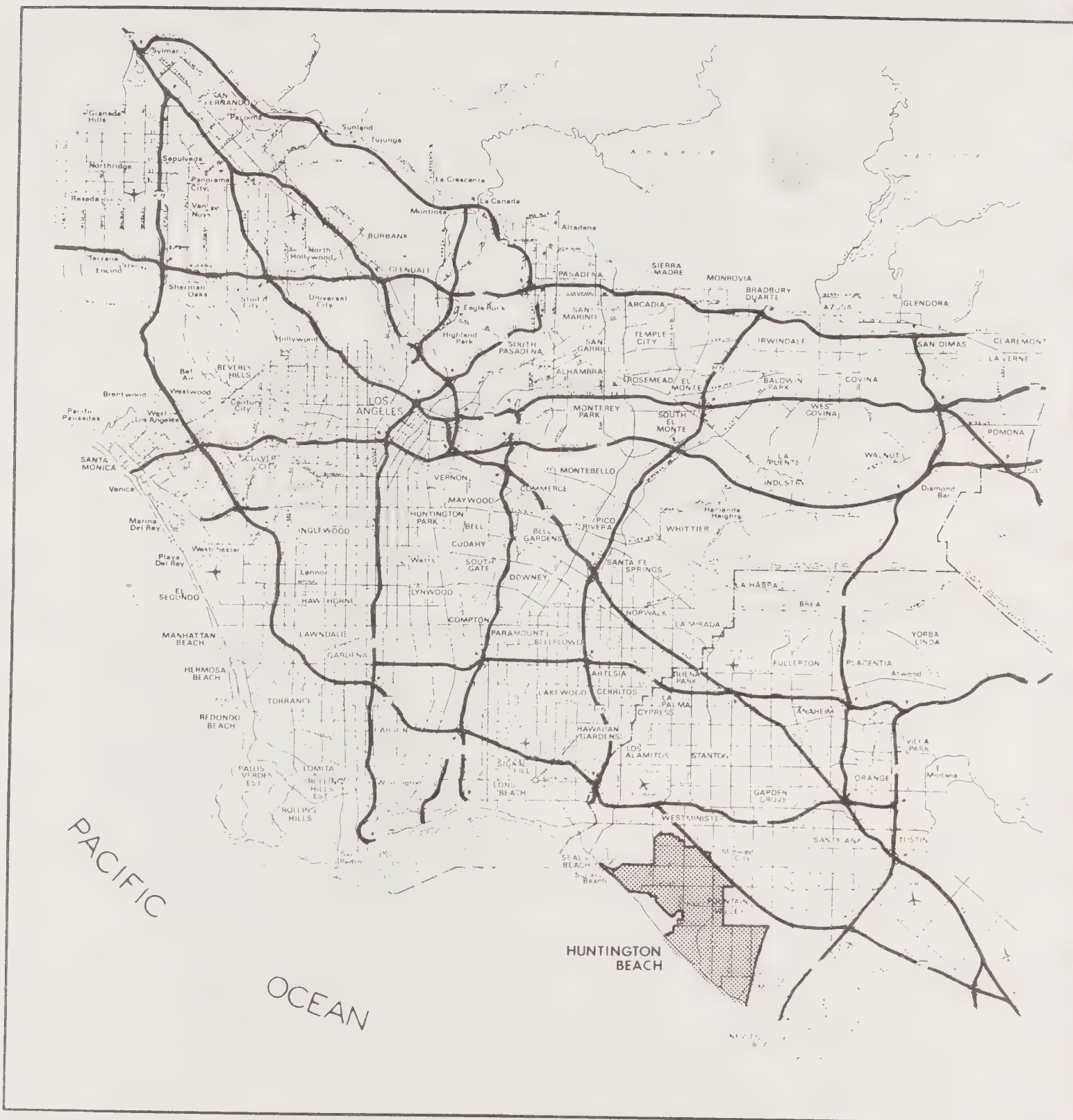
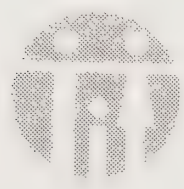


FIGURE 1-2



# VICINITY MAP

## huntington beach planning department



General Plan law was amended again in 1970 when a Conservation Element "for the conservation, development and utilization of natural resources"<sup>4</sup> and an Open Space Element "for the comprehensive and long-range preservation and conservation of open space land"<sup>5</sup> were added to the growing list of compulsory plans. Reflecting an ever-increasing concern for environmental quality, requirements for a Seismic Safety Element consisting of an "identification and appraisal of seismic hazards,"<sup>6</sup> a Noise Element (S. 65302(g)), and a Scenic Highways Element (S. 65302(h)) were added to state law in 1971. A Safety Element (S. 65302.1) became mandatory in 1973. Thusly, the purpose of the General Plan grew from a statement of proposed future land use to an in-depth investigation and analysis of physical and environmental relationships within the planning area culminating in a comprehensive design for tomorrow.

#### 1.4 Planning History

The General Plan is the culmination of considerable effort by local citizens and City staff. The foundation for the General Plan was created through the adoption of the Policy Plan in September, 1973. That plan, prepared by a Council-appointed citizens advisory committee under the direction of the Planning Department, assessed community goals and desires in three major areas of citizen concern: (1) development, (2) environment and resources, and (3) society and culture. The Policy Plan is critical to a comprehensive General Plan for Huntington Beach as it provides the citizen input so necessary for a workable planning program.

Direction for the General Plan was further defined by the Growth Policy Study, prepared by Planning Department staff in October, 1973. This report evaluated a series of growth policy alternatives in terms of population rate, size, and distribution, and established the framework for a more specific analysis of growth policy in subsequent General Plan background reports. The relationship among the Policy Plan, the Growth Policy, and the General Plan Elements is illustrated in Figure 1-3.

#### 1.5 Approach

The General Plan presents the nine mandatory General Plan Elements in an interrelated format to facilitate comprehensive review of the entire General Plan. When adopted, this document will serve as a systematic guide for the future development of Huntington Beach through 1990.

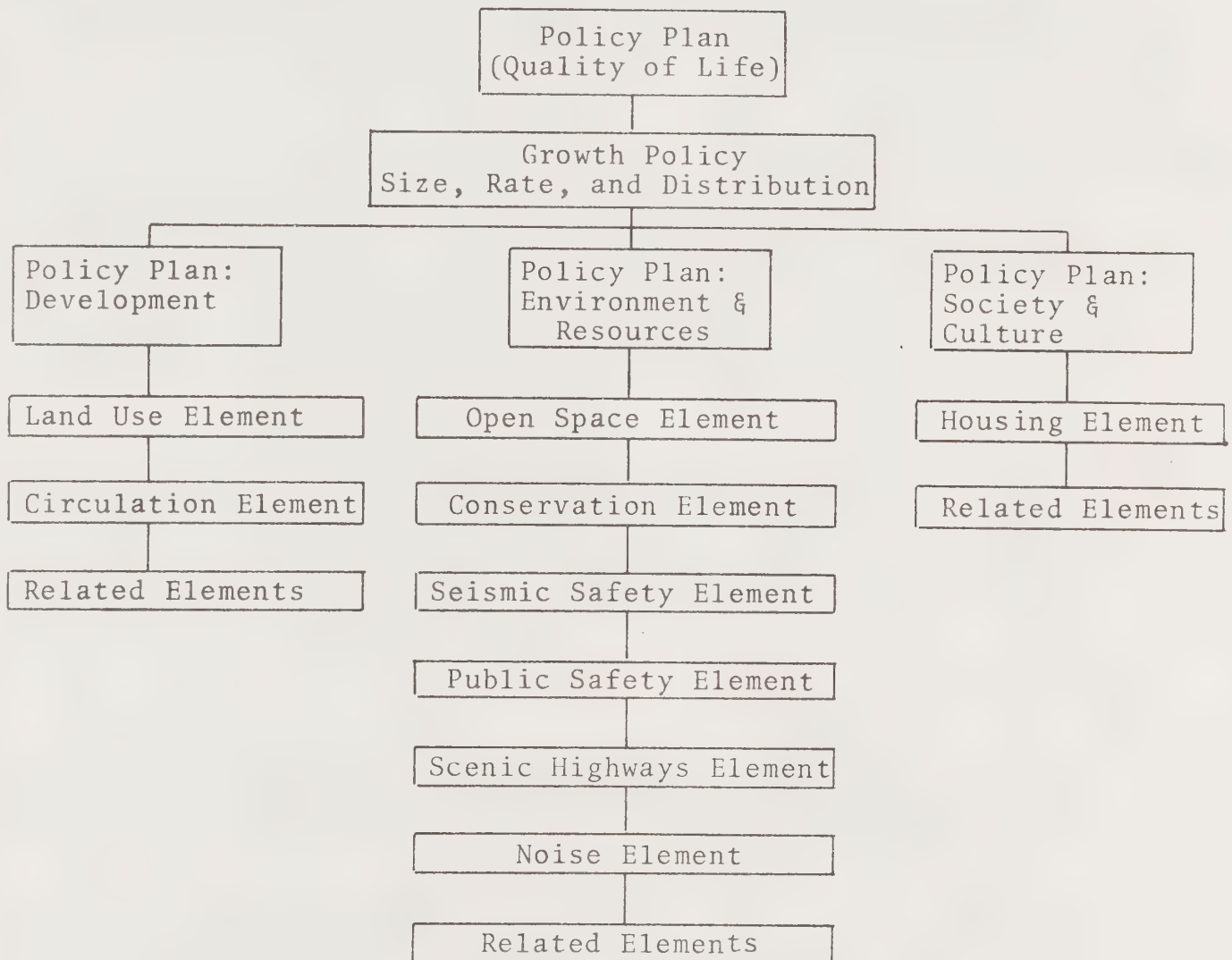
The elements are divided into two broad categories created in line with the framework for the General Plan established by the Policy Plan. The first category entitled "Environment and Resources" presents the General Plan Elements which relate to the environmental character of the community - Open Space and Conservation (combined), Seismic-Safety (also combined), Noise

<sup>4</sup> Section 65302(d), California Government Code.

<sup>5</sup> Section 65560, California Government Code.

<sup>6</sup> Section 65302(f), California Government Code.

COMPONENTS OF THE  
COMPREHENSIVE GENERAL PLAN





and Recreation. The category entitled "Development" presents the General Plan Elements which relate to the physical character of the community - Land Use, Circulation, Scenic Highways, Housing, Community Facilities, and Coastal. Sections 2 and 3 of this report are devoted to a discussion of the "Environment and Resources" and "Development" categories - pertinent issues, goals, objectives, and policies; and the plan. All General Plan Elements are in compliance with the CIR (Council on Intergovernmental Relations) guidelines for preparation of the Elements.

Criteria and procedures for determining consistency of the General Plan are presented in Section 4. Section 5 deals with procedures for amending the General Plan, limited by law to four times during a one-year period.





section 2  
policies for  
environment and  
resources







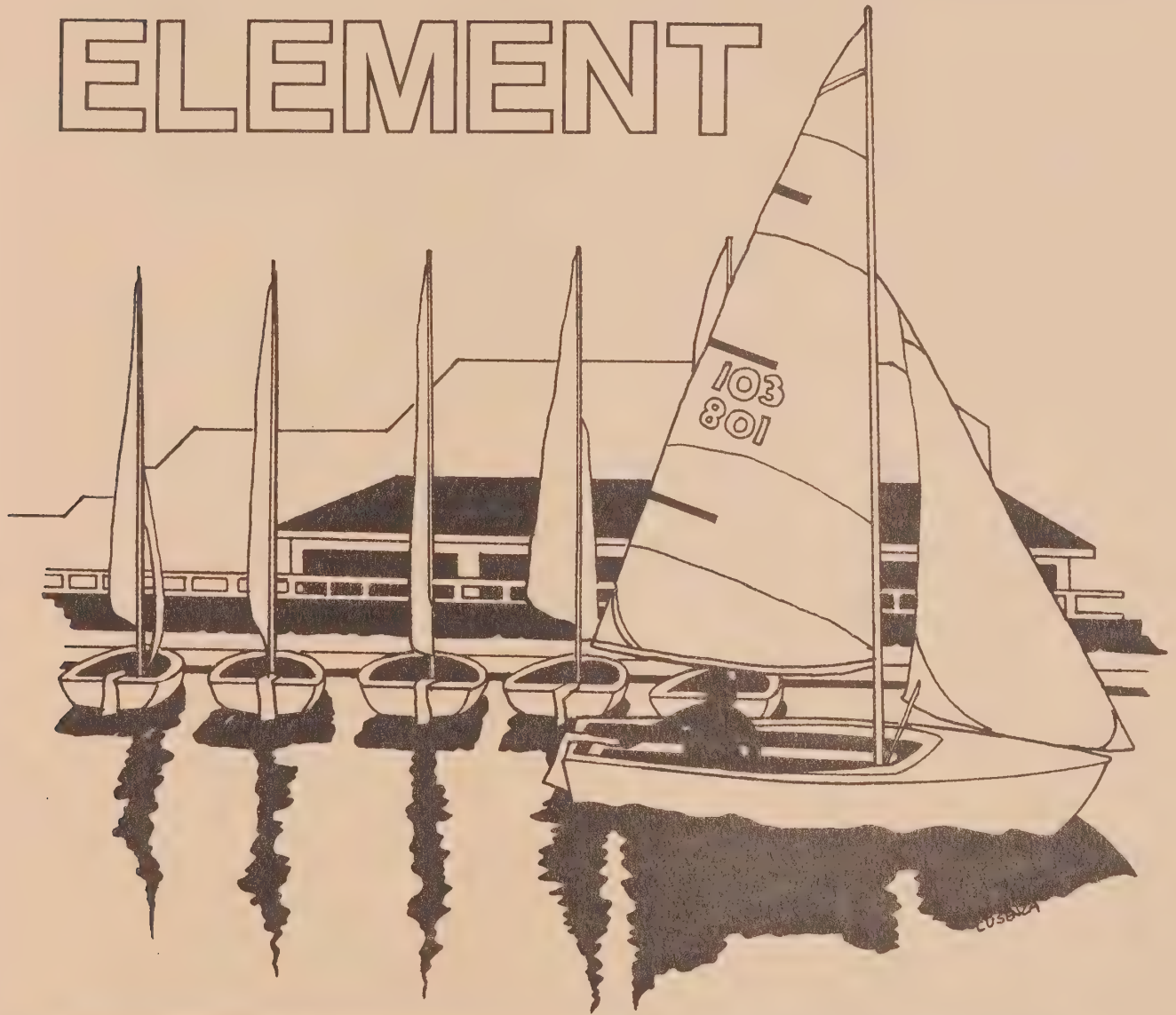
## 2.0 POLICIES FOR ENVIRONMENT AND RESOURCES

In the adopted Policy Plan, "Environment and Resources" was one of three major headings under which guiding policies for future development were organized. The underlying theme of the policies for "Environment and Resources" was to capitalize on the environmental potential of the City, to make the best of the City's resources. The General Plan Elements presented in this section of the General Plan document (Open Space and Conservation, Seismic-Safety, and Noise), as a group, are designed to protect and enhance these community resources by setting forth long-range policies and programs which focus on the environmental amenities and environmental health of Huntington Beach. With this in mind, a discussion of the relevant General Plan Elements can begin.





# OPEN SPACE / CONSERVATION ELEMENT



---

section 2.1

---





## 2.1 OPEN SPACE AND CONSERVATION ELEMENT

The Open Space and Conservation Element focuses on the preservation of open space and the conservation of resources within the Huntington Beach sphere of influence. The objective is to conserve open space in adequate amounts to preserve the environmental amenities which embody the quality of life in Huntington Beach. Toward this end, an open space and conservation plan will be implemented over the coming years through a program combining public ownership with open space and conservation ordinances. Such a plan would accomplish the City's environmental objectives by utilizing all its authorized powers instead of placing the total burden for environmental protection on the municipal treasury and the taxpayer.

### 2.1.1 Issues

There are several issues which must be addressed by the Open Space and Conservation Element for Huntington Beach:

1. The future of the natural environment in an urban society.
2. The urgent demands of imperiled resources.
3. The coexistence of man and nature--integrating the urban and the natural environments.
4. Open space as a vital factor in the general well-being and economic potential of the City.
5. Non-development of certain property as the highest and best use.
6. How much open space to preserve based on economic feasibility and the physical and psychological needs of the community.
7. Costs versus benefits of open space and resource preservation.
8. Effectiveness of the existing parks program in satisfying the needs and desires of residents.

### 2.1.2 Goals, Objectives, and Policies

Goals, objectives and policies have been formulated to provide basic guiding principles for future growth in open space and conservation resource areas. Generally, the goals, objectives and policies which follow reflect the statements in the adopted Policy Plan as it relates to open space and conservation planning for the City's resources: land, water, air, biological and cultural.

#### 2.1.2.1 Land Resources

To conserve land resources which enhance the physical, social and economic life style of the area by:

1. preserving and protecting outstanding geographical and topographical features;

2. developing the shoreline as a unique, irreplaceable, regional recreational asset;
3. encouraging beautification of oil-producing areas and restoration of non-productive oil land;
4. maximizing the outdoor and environmental potential of the City by providing comprehensive, coordinated recreation, parks and open space programs that fulfill the needs of all segments of the community; and
5. seeking joint participation in all resource categories, among all levels of government, private citizens and involved agencies and organizations.

#### 2.1.2.2 Water Resources

To achieve wise management and well-planned utilization of the area's water resources by:

1. preserving the ocean and shoreline as a recreational and physical resource;
2. cooperating in the implementation of a greenbelt plan for the Santa Ana River;
3. promoting the preservation of the area's marshes and lakes;
4. participating jointly with involved agencies to develop floodplain regulations;
5. encouraging water conservation, reclamation, and desalinization; and
6. protecting the area's water resources - domestic supply, ocean and harbor areas, marshlands, lakes - from pollution.

#### 2.1.2.3 Air Resources

To preserve and promote clean air and a quiet environment by:

1. cooperating in local, state, and national efforts to improve air quality;
2. encouraging research into smog prevention techniques; and
3. preventing excessive noise intrusion.

#### 2.1.2.4 Biological Resources

To insure the continued existence of distinctive biological resources contained within the boundaries of the Huntington Beach sphere of influence by:

1. preserving significant vegetation and wildlife habitat now existing in the Planning Area.

#### 2.1.2.5 Cultural Resources

To create a productive harmony between man and his environment by:



1. preserving and protecting areas of significant historic, scenic and archaeological value; and
2. developing and maintaining high standards of visual beauty within all areas of the City.

#### 2.1.2.6 Objectives

The overall objective of the Open Space and Conservation Element, as previously stated, is to conserve open space in adequate amounts to preserve the environmental amenities which embody the quality of life in Huntington Beach. Underlying this overall objective are six additional objectives, more limited in scope, which spell out what the Open Space and Conservation Plan is designed to accomplish in more specific terms:

1. To identify vital open space areas, not already preserved through public ownership, where special attention and special open space plans should be directed.
2. To establish priorities for natural resources based on their endangeredness.
3. To protect fragile resources by reliance on ordinance as well as acquisition.
4. To maintain existing public recreation areas as permanent open space lands.
5. To expand the existing recreation system to prevent overuse of existing facilities.
6. To guide urban development to be harmonious with the natural environment, especially where scenic features or hazards to public safety exist.

#### 2.1.3 Evaluation and Analysis of Resources

A major obligation of the Open Space and Conservation Element is to determine resources worthy of priority consideration. Such a task involves an inventory of resources within the City, evaluation of these resources to determine their potential for preservation or conservation, and finally, assigning priorities for the resources most important to the City's Open Space and Conservation Program.

An inventory of the City's resources and their open space/conservation potentials was accomplished with publication of the Open Space Potentials report (February, 1974) and the Conservation Potentials report (March, 1974) by Planning Department staff. An evaluation of these same resources was contained in the two reports, resulting in the assignment of priorities. Figures 2-1 and 2-2 detail the priorities assigned to the City's open space and conservation resources based on previous planning activities and existing development pressures. (Refer to the Open Space Potentials and Conservation Potentials reports for information on the actual analysis of resources which led to the assignment of priorities.) These priorities give both scope and order to

## PRIORITY OPEN SPACE AREAS

First Priority Areas - Areas which represent the greatest potential for preservation as open space:

1. Beaches
2. Northwest Bolsa Chica
3. Bolsa Chica (Marshlands and Bluffs)
4. Seacliff
5. Meadowlark
6. Huntington Central Park Area

Second Priority Areas - Important open space resource areas which contain fewer resources or resources of less significance than the First Priority Areas:

7. Ocean
8. Santa Ana River
9. Santa Ana River Marsh
10. Beach - Adams Area

Third Priority Areas - Areas containing valuable assets (but of less significance) which should be incorporated into a comprehensive Open Space and Conservation Program:

11. Oil Production Areas
12. Flood Control Channels
13. Huntington Harbour
14. Existing Parks and Recreation Areas

Figure 2-1



## RESOURCE CONSERVATION PRIORITY AREAS

### RESOURCE

### CRITICAL AREAS

#### First Priority Areas

Shoreline	Stabilize erosion; improve recreation facilities; prevent blight and conflicting land uses.
Open Space	Secure permanent open space areas which maximize utilization and conservation of existing resources.
Marshes and Lakes	Prevent pollution; maximize recreation and scenic assets.
Parks	Continue park dedication and development program to meet human needs and enhance physical resources.
Seismic Hazards	Minimize risk to private and public sector.
Recreation Facilities	Maximize potential of existing recreation resources.
Historic/Archaeologic/ Paleontologic Sites	Protect valuable sites from thoughtless or unnecessary destruction; identify, analyze, and preserve valuable sites.
Flood Plains	Control drainage; minimize risk to private and public sectors.
Unique Topography	Preserve natural integrity of bluffs and other outstanding physical features.

#### Second Priority Areas

Ocean	Improve quality by minimizing pollution from municipal and industrial wastes; maximize recreation benefits; protect valuable plant and animal inhabitants; enhance scenic values.
Wildlife	Where possible, prevent continued harassment of endangered species by encroaching urbanization.
Scenic Vistas	Prevent blight and obstruction.
Unique Vegetation	Prevent undue destruction of native or endangered species.
Mineral Resources	Encourage utilization of mineral wealth; prevent blight, pollution, and undue destruction of natural features.
Santa Ana River	Maximize recreation and scenic potential.

#### Third Priority Area

Air Quality	Minimize pollution; cooperate in regional, state and national programs.
-------------	---

Figure 2-2





the environmental planning program by identifying the resources to be included in the program and allocating relative importance to each one. Organization of this information into a conceptual open space and conservation plan in line with the statement of goals and policies was then possible.

#### 2.1.4 The Open Space and Conservation Plan

The Open Space and Conservation Plan provides for the conservation and preservation of natural resources, resources having intrinsic value for present and future generations (See Figure 2-3). The plan encompasses all existing and planned open space and conservation programs as well as several additional projects. To accomplish its objective, the plan depends upon the actions of other governmental jurisdictions and private developers in addition to actual City expenditures. Strict policies, regulations and ordinances designed to incorporate conservation measures into day-to-day development activities will support the plan and thus mitigate the impacts of such developments on the environment.

The Open Space and Conservation Plan designates seven open space and conservation categories:

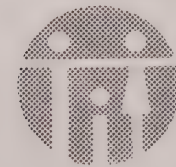
1. Scenic Corridor: linear area protected from disharmonious development or preserved in a natural state; includes scenic roadways and open space greenbelts.
2. Recreation Area: applies to all public and private park and recreation areas that are community-wide or regional in nature. (Neighborhood parks are excluded from this category.) This classification is intended for large open areas and active recreation facilities.
3. Resource Preserve: applies to land set aside primarily for the protection of natural and cultural resources.
4. Neighborhood Park: applies to small, local open space areas designed for neighborhood use.
5. Water Area: applies to salt and fresh water areas considered for both conservation and recreation purposes.
6. Resource Production: applies to land primarily devoted to managed production of resources.
7. Planned Open Space Development: applies to special resource areas, permitting open space uses and other kinds of uses, including residential, which maximize open space benefits by incorporating natural resources into the development plan.

The Open Space and Conservation Plan also identifies seven open space planning areas - vital open space areas not already preserved where special attention should be directed. Priorities have been established for the open space plan areas according to endangeredness.












C-RM-36G

Figure 2-3



HUNTINGTON BEACH, CALIFORNIA  
PLANNING DEPARTMENT

LEGEND

- |   |  |
|---|--|
|  Resource Preserve |  Resource Production    |
|  Scenic Corridor   |  Open Space Development |
|  Recreation Area   |  Open Space Plan Area   |
|  Neighborhood Park | (No. Indicates Priority)   |
|  Water Area        |  Sphere of Influence    |

OPEN SPACE AND  
CONSERVATION PLAN  
AMENDED DECEMBER 1981





High Priority: areas where valuable resources exist and development pressures are high, making expeditious planning important.

1. Northwest Bolsa Chica: includes the property in the Northwest Bolsa Chica between the bluffline and City limits. This property, under County jurisdiction, is presently used for agricultural purposes. It contains several valuable open space and conservation resources: the bluffs, tree stands, potential historical sites, archaeological sites, and scenic and mineral resources. Fault traces also exist here.

The Huntington Beach Planning Department is now in the process of initiating a pre-zone of ROS (O1, O2) and LUE-O2. ROS stands for recreational open space. The suffix zones O1 and O2 indicate that a use is combined with oil production. LU represents limited use, a district which permits land uses of a temporary nature for the purpose of maintaining a low level of development. The LU-O2 designation is being proposed for the area in the Bolsa Chica not owned or leased by the State. The ROS, ROS-O1, and ROS-O2 designations are being proposed for the property owned or leased by the State. A special open space plan for the Northwest Bolsa Chica is needed to insure that any development occurring in this location is in harmony with the natural environment.

2. Bolsa Chica: includes the property in the Bolsa Chica between the two bluff lines, excluding the property under State ownership or lease agreement. Contained within this planning area are numerous valuable and unique resources: wildlife habitat, distinctive vegetation, archaeological sites, scenic, historic, and mineral resources. It also suffers flood and seismic hazards. A special open space plan is needed to protect the valuable resources contained within this area.
3. Seacliff: includes the 600-acre Seacliff Planned Community and the bluff to the northwest, along the City boundary. Valuable resources exist in this location: archaeological sites, the bluffs, vista points, and mineral resources. Approximately 50 percent of this planning area is still vacant and requires an open space plan to guide future urban development to be in harmony with the natural environment.
4. Meadowlark: includes Meadowlark Golf Course, Meadowlark Airport, and surrounding property, much of which is vacant. The City now owns the golf course and some adjoining property. Pressures continue to grow for closing the airport, which could subsequently develop as residential under existing zoning. An open space plan is needed in this location to insure compatibility with the golf course - a recreational open space resource - and the other natural resources in the area (e.g., tree stands, archaeological sites, the bluffs).

Medium Priority: areas where development is foreseen, but one or both of the following conditions exist: development pressures are lower than the areas in the high priority category, and/or the resources contained within the area are not as significant.

5. Santa Ana River: includes the Santa Ana River Channel and adjoining vacant land - the property at Brookhurst and Hamilton and the Edison easement. The river provides both water and scenic resources and is

planned as a regional recreation corridor. Open space planning of this location will be phased according to existing pressures. Phase 1, in the short-term, will focus on the vacant property at Hamilton and Brookhurst, and the Edison easement. Phase 2, over the long-term, will focus on the river itself at a future time when the alterations of the Santa Ana River Channel occur, a minimum of 10 years off.

6. Santa Ana River Marsh: includes the property at the mouth of the Santa Ana River now owned by the California Department of Transportation but anticipated for sale at some time in the future. This area provides unique vegetation, wildlife habitat, and scenic vistas. It also suffers flood and seismic hazards. City jurisdiction over this property is minimal. Nevertheless, special attention is needed in case recommendations for use are solicited.
7. Beach-Adams Area: includes the property at Beach and Adams harboring many important resources to be contained within an 18-acre park site and 10-acre flood retarding basin. These resources include historic and archaeological sites, the bluffs, marshlands, and tree stands. Fault traces also exist in this location. Special attention is required to ensure that development within the open space plan area blends harmoniously with the natural environment.

#### 2.1.5 Implementation

Opportunities for preserving open space and conserving resources are many and varied. This section of the General Plan presents an open space and conservation program employing the most feasible methods for Huntington Beach. The program combines regulatory tools and acquisition, stressing preservation of open space through regulation of development rather than through municipal ownership.

##### 2.1.5.1 Open Space and Conservation Program

In keeping with the goals and policies statement, the following pages set forth a program to preserve local open space and conservation resources for future generations, resources that might otherwise be lost to urban development.

##### Preservation Through Regulation

1. Utilize development zoning (e.g. estate and cluster zoning) to preserve open space within private developments.
2. Utilize natural resource zoning to restrict development in hazard areas and areas used for production of resources.
3. Continue to impose subdivision controls through ordinance. Existing regulations govern:
  - a. Development layout
  - b. Public improvements

- c. Park dedication and park fees
  - d. Landscaping
  - e. Grading.
4. Regulate development in the interests of open space preservation through an Open Space Zoning Ordinance, governing development of areas specified in the Open Space and Conservation Plan (Figure 2-3). The ordinance could be broken down into three resource categories, establishing development standards and an overlay district for each. The categories are listed on the following page:

a. Natural Resource

Areas of severely restricted or no development. Resource areas within this category, as shown on the plan, are as follows:

- (1) Water area
- (2) Resource preserve
- (3) Scenic corridor
- (4) Resource production
- (5) Archaeological sites
- (6) Landmark sites.

b. Outdoor Recreation

Permanent open space lands, no development permitted:

- (1) Water area
- (2) Recreation area
- (3) Neighborhood park.

c. Natural Hazard

Areas of restricted development due to the existence of natural hazards (e.g. earthquake, flood).

Preservation Through Acquisition

5. Continue to acquire open space with full ownership rights through purchases, condemnation, or donation. Methods for acquiring open space with full rights to the land include:
- a. Eminent domain
  - b. Installment or negotiated purchase
  - c. Philanthropic donations
  - d. Transfer of ownership among public agencies.



Acquisition of full rights to the land is probably the most dependable means of preserving open space. It is by far the best method of preservation for vital resource areas because it gives the City total control of the resource area and its ultimate fate.

6. Employ "Less Than Fee Ownership" techniques to preserve open space in Huntington Beach. Such techniques (e.g. easements and leasing) allow the City certain rights and controls over property without having to secure actual ownership. (Cases where these techniques could be employed include scenic roadways and Edison easements in combination with park land.)

#### Financing Open Space Acquisition

7. Utilize all financing programs available to the City for open space preservation. Existing and potential methods of financing include:
  - a. Parks tax - share of City property tax presently collected for recreation and park purposes
  - b. Development fees - park and recreation fees now collected from developers to finance park acquisition and development
  - c. Federal and State programs offering financial assistance
  - d. Philanthropic donations
  - e. Bond issues.

#### Improvement of Recreational Facilities

8. Conduct a comprehensive analysis of park use and the cost-effectiveness of the parks system, to be initiated by the City's Departments of Planning and Recreation and Parks.
9. Conduct a citizen survey seeking feedback on the physical attractiveness and enjoyability of recreation facilities.
10. Increase the flexibility of the standard for development of neighborhood parks - 5 acres per 1,000 population - upon which the schedule of park fees is based.

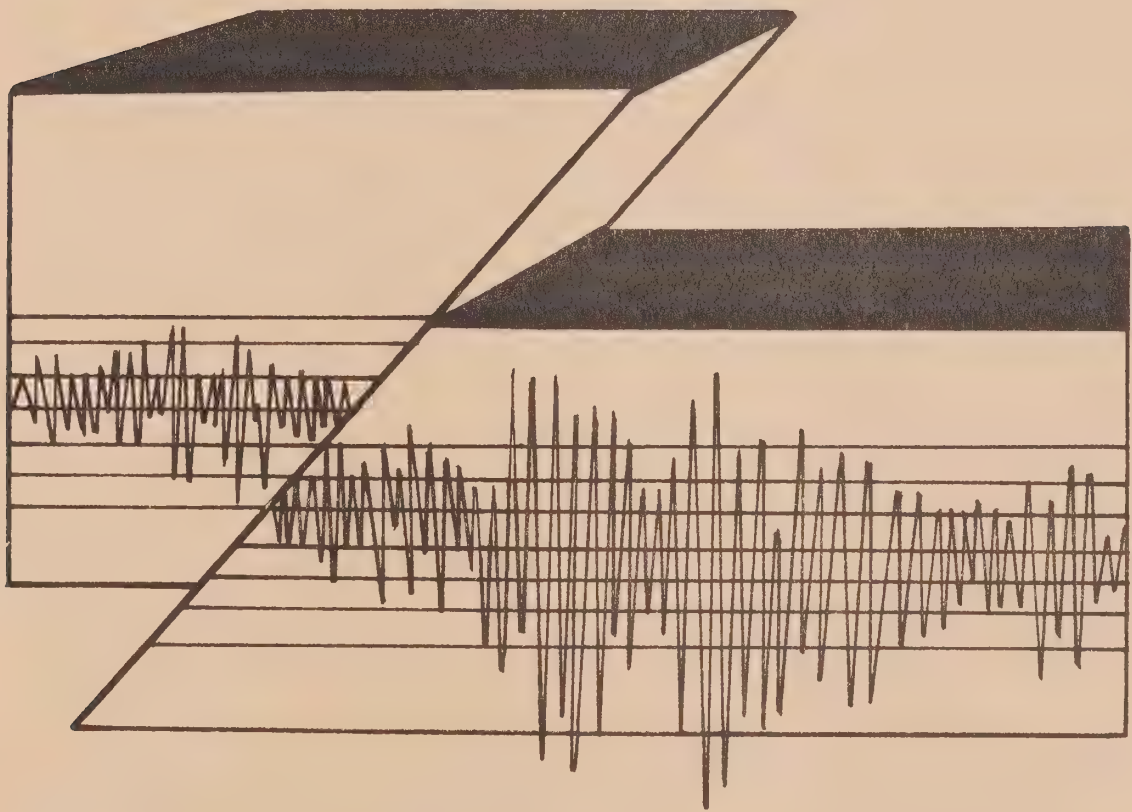
(The required number of acres of neighborhood park could be reduced to the degree that community and regional park acreage is available in the vicinity. Community and regional parks, even though they help to satisfy neighborhood park demand, are not presently considered in the assessment of neighborhood park supply and demand.)
11. Assign park acquisition and development priorities based on the needs of the community and the individual areas concerned.
12. Seek methods of providing parks if park fees are inadequate or non-existent as in areas developed prior to parks being required.
13. Increase control over where park fees are spent so that parks are sited in close proximity to the location paying the fees.

14. Consider the possibility of improving landscaping treatment of neighborhood parks when reassessing the Parks Program, to increase their physical attractiveness and enjoyability.
15. Consider providing more flat areas within neighborhood parks when reassessing the Parks Program to permit active recreation.





# SEISMIC - SAFETY ELEMENT



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section 2.2

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## 2.2 SEISMIC-SAFETY ELEMENT

The Seismic-Safety Element represents a comprehensive effort by the City of Huntington Beach to reduce loss of life, injury, and damage to property resulting from natural and man-induced disaster. From the standpoint of land use planning, the Element sets forth measures to reduce the threat to community safety posed by flood, earthquake, and fire in light of certain constraints on development and design, as dictated by these hazards.

The Seismic-Safety Element was originally adopted by the City Council in October, 1974, to satisfy the state requirement for a Seismic-Safety and Safety Element of the General Plan. An amended version of the original Seismic-Safety Element is being included in this report reflecting changes in state law.

### 2.2.1 Issues

Two general issues are addressed as part of the Seismic-Safety Element:

1. The balance between use of land and the forces of nature. (Rapid urbanization has not always allowed for full consideration of natural forces.)
2. Protection of the public health, safety, and welfare - possible through a community safety program designed to reduce loss of life, injury, damage to property, and economic and social displacement resulting from disaster.

### 2.2.2 Goals, Objectives, and Policies

The level of protection desired by City residents from natural and man-induced disasters, as reflected in the Policy Plan, has been translated into a summary statement of goals, objectives, and policies. This statement represents a comprehensive directive on community security to insure maximum acceptable public health, safety, and welfare.

#### 2.2.2.1 Goal

To reduce to acceptable levels, the degree of risk from seismic, flood, and fire hazards to life, property, public investment, and social order in the community.

#### 2.2.2.2 Objectives

1. To determine relative risk in various parts of the City as a guide to new development and hazard abatement.
2. To aid in the determination of future land uses within zones of potentially higher risk.
3. To ensure that structures for human occupancy, critical structures, and other vital emergency facilities are designed to minimize damage from potential hazards so as to continue to function.
4. To evaluate levels of risk with respect to damage and costs of corrective measures to mitigate or prevent future damage.



5. To facilitate post-disaster recovery.
6. To encourage public awareness of seismic, flood, and fire hazards and protective measures.

#### 2.2.2.3 Policies

1. The City shall recognize hazard-generated constraints in determining land use policies and making decisions on development, particularly in identified areas.
2. Public facilities should be upgraded to meet risk requirements.
3. Vital facilities shall be designed and operated in a manner to maximize their ability to remain functional during and after disaster.
4. Existing vital facilities not designed to be disaster-resistant shall be examined and hazardous structures shall be improved or demolished in an orderly manner.
5. Priorities for improvement of existing non-vital buildings shall be based on hazard to life, type of occupancy, method of construction, physical condition, and location.
6. New buildings shall be designed to compensate for hazards.
7. The Seismic-Safety Element and relevant regulations and programs shall be periodically revised to reflect advances in technology and understanding of hazards.
8. Emergency plans dealing with disaster response shall be continually maintained and revised.
9. The public shall be made aware of hazards and how to protect their lives and property.
10. The public shall be kept informed of what to do in the event of a disaster.
11. Property owners shall be encouraged to take adequate steps to protect their property against the economic risks of seismic hazards.

#### 2.2.3 Identification and Evaluation of Hazards

The function of the Seismic-Safety Element is to mitigate the impact of hazards on community well-being. These hazards include both natural risks (such as seismic and geologic conditions, flood, and fire) and the land uses and public facilities they jeopardize.

##### 2.2.3.1 Geotechnical Considerations

Geologic and seismic conditions affecting the City are analyzed in the Geotechnical Inputs report of February, 1974, prepared by Leighton-Yen and Associates in conjunction with the Planning Department. This study represents an investigation of fault displacement; earthquake shaking; liquefaction,

lurching and differential compaction; tsunamis and seiches; peat and organic soils deposits; expansive clays; beach erosion; land subsidence; and groundwater. Figure 2-4 details the approximate location of earthquake faults in Huntington Beach.

To assist future planning decisions, a summary geotechnical land use capability map was developed by Leighton-Yen and Associates (Figure 2-5). The values indicated are relative only and do not represent absolute values. The analysis that was used to develop the map included the following considerations:

1. Fault rupture potential
2. Peat deposits
3. Liquefaction potential
4. Beach erosion
5. Tsunami hazards.

Specifically excluded from this analysis were:

1. Earthquake shaking
2. Expansive soils
3. Areal land subsidence
4. Groundwater problems.

The analysis was based upon an accumulation of geologic problems and relative degrees of severity. Based upon this, four values were determined:

1. Risk I (lowest)
2. Risk II
3. Risk III
4. Risk IV (highest).

(Refer to the Geotechnical Inputs report for additional detail on the four values of risk from geotechnical hazards, and for more information on geotechnical considerations facing Huntington Beach as a whole.)

#### 2.2.3.2 Flood Potential

Situated on a low-lying plain and bounded by the Santa Ana River, Huntington Beach faces a flood hazard of major concern. Drainage and flooding have always posed problems for the community. In fact, only 100 years ago much of the area below the bluffs was marshland. And in the east side of the City, the Santa Ana River Channel is at a higher level than the surrounding drainage areas.

The Flood Hazard Study was prepared by Planning Department staff to provide background data on the flooding potential for the Seismic-Safety Element. The Flood Hazard Study compiles what is known about actual flood danger in the City, identifies existing control measures, examines land use hazards, and investigates hazard abatement alternatives.

Figure 2-6 delineates the Special Flood Hazard Boundary imposed by the Federal Insurance Administration as of February 16, 1983.

Refer to the Flood Hazard Study for more detail on the flood hazard facing Huntington Beach.

#### 2.2.3.3 Fire Danger

An overview of the fire safety situation in Huntington Beach is presented in the Fire Hazard/Fire Protection Study (July, 1974) prepared jointly by the Fire and Planning Departments. This report identifies existing and potential fire hazards, analyzes fire protection capabilities, and evaluates the effectiveness of fire fighting forces to combat existing and potential fire problems. The report points out that the overall fire hazard in Huntington Beach is moderate as compared to other cities. And while some concern is justified for conflagration potential in residential areas (due to Santa Ana wind conditions, wood shingle roofs and close dwelling spacing), in most other types of use, the fire problem is moderate to light. (Refer to the Fire Hazard/Fire Protection Study for additional information.)

#### 2.2.3.4 Land Use Hazards

Certain land uses susceptible to the seismic, flood, and fire hazards are particularly important to community well-being. This section of the General Plan enumerates the affected land uses:

1. Critical facilities and population centers.
2. Water and sewerage facilities.
3. Petroleum and natural gas lines.
4. Electrical and telephone facilities.
5. Commercial and industrial areas.

(Refer to the Seismic-Safety Element, August, 1974, Section 3.4, for a complete discussion of these land uses as well as their exact location.)

These five elements represent vital emergency services, high-value properties, and concentrated population areas related to general safety, disaster efficiency and recovery, and the economic foundation of the City. The risks they face from seismic, flood, and fire hazards and their ability to survive these risks is a fundamental factor in insuring public health, safety and welfare.

#### 2.2.4 The Seismic-Safety Plan

The Seismic-Safety Plan is designed to improve public safety to tolerable limits. It is in keeping with the goals and policies statement (Section 2.2.2), the seismic and public safety hazards facing the community and the levels of risk determined to be acceptable by the Planning Commission and City Council.



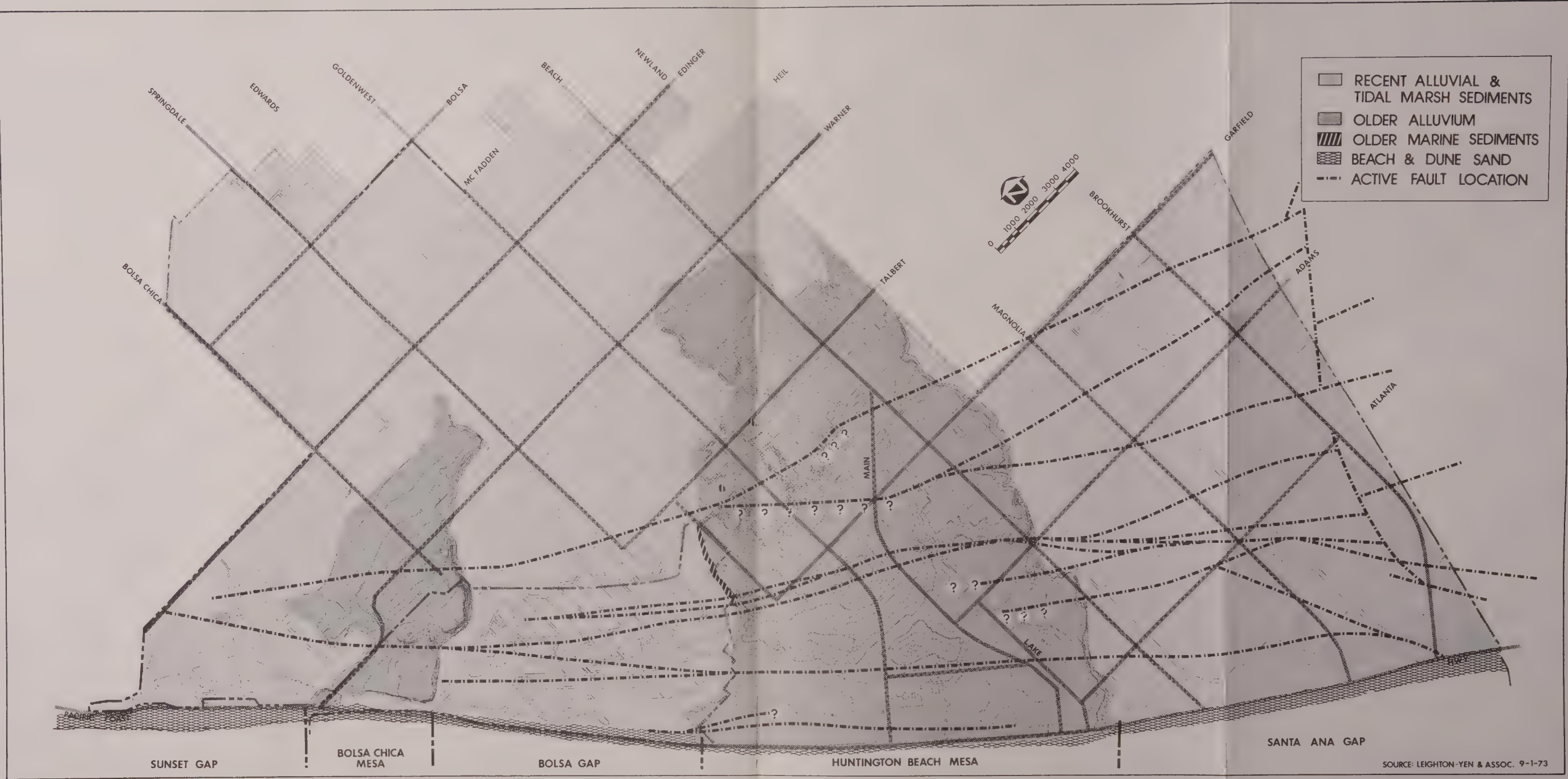


HUNTINGTON BEACH CALIFORNIA  
PLANNING DEPARTMENT

Figure 2-4  
FAULT & GEOLOGIC CONDITIONS





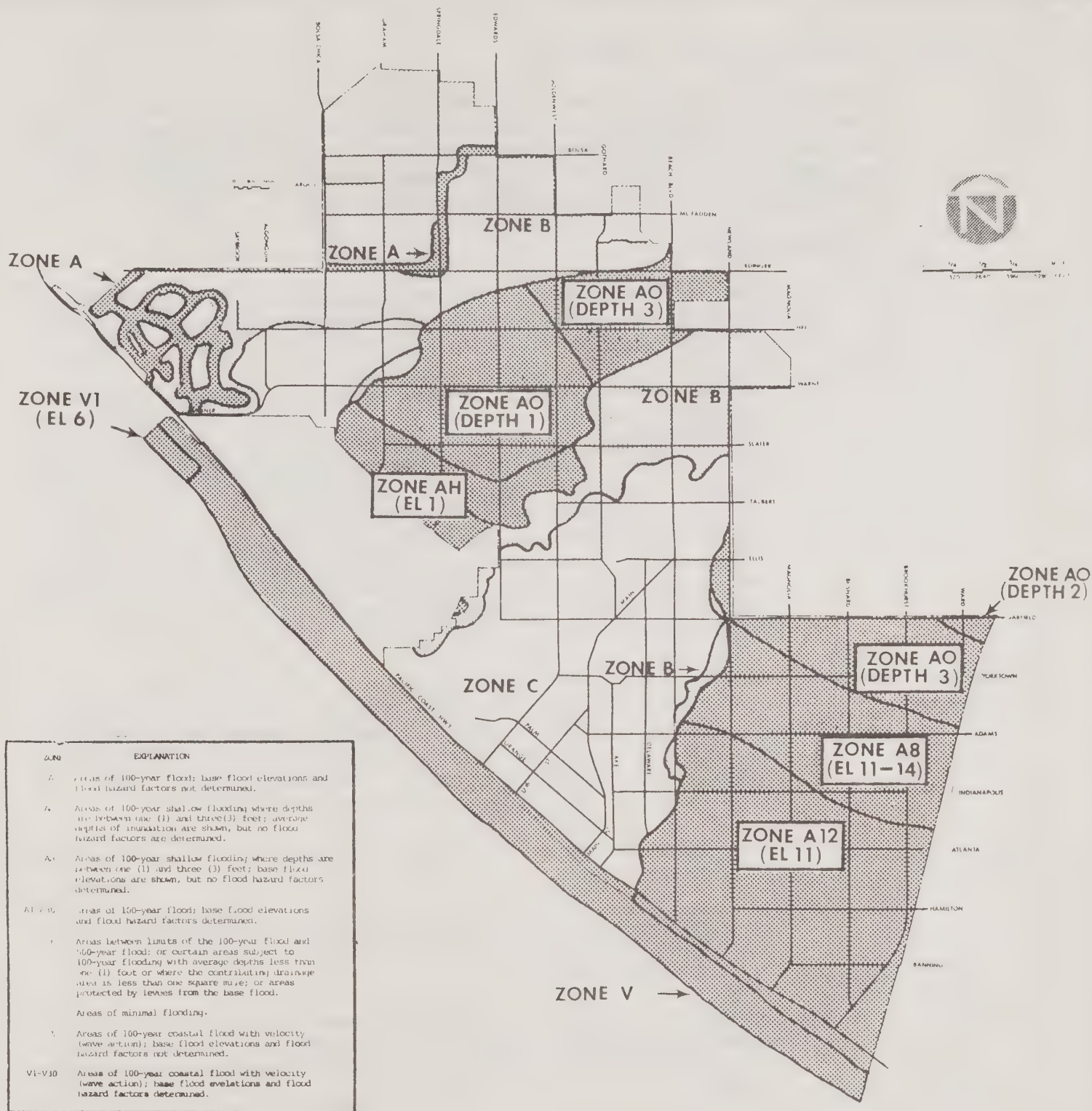


HUNTINGTON BEACH CALIFORNIA  
PLANNING DEPARTMENT

Figure 2-4  
FAULT & GEOLOGIC CONDITIONS







Source: Federal Emergency Management Agency, Feb. 16, 1983

Figure 2-6

# FLOOD HAZARD AREAS

huntington beach planning division

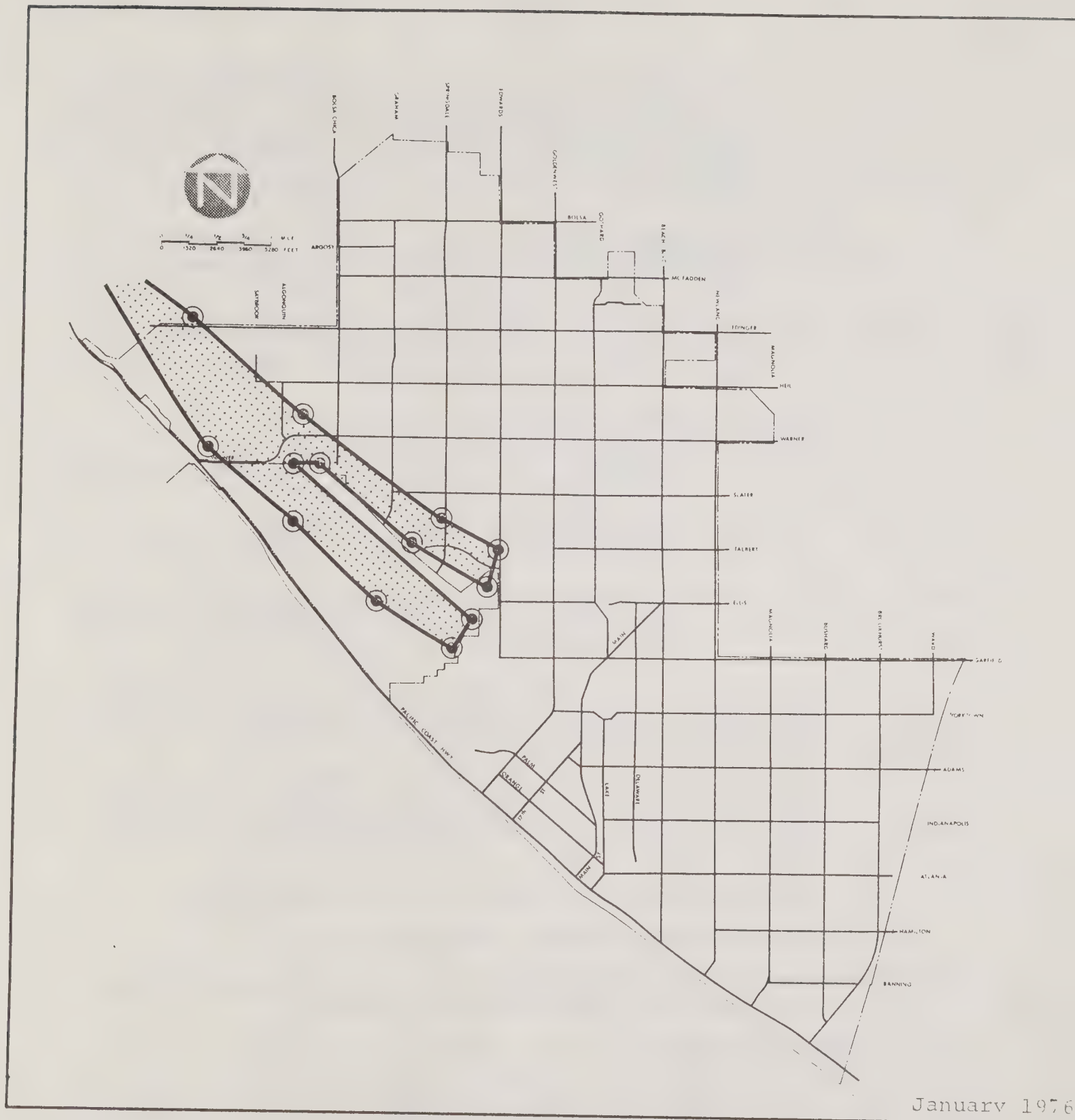
#### 2.2.4.1 Geotechnical Hazard Abatement

In regard to seismic and geologic hazards, the function of the Seismic-Safety Element is to minimize risk to critical facilities and disruption of social order, to make new development relatively safe, and to rehabilitate old development on a priority system while minimizing financial burden to property owners. The following pages set forth a program to accomplish these ends.

##### New Development

1. Implement the provisions of the Alquist-Priolo Geologic Hazard Zones Act and the criteria of the State Mining and Geology Board within the special studies zones in Huntington Beach (Figure 2-7); specifically:
  - a. No structure for human occupancy shall be permitted to be placed across the trace of an active fault. Furthermore, the area within fifty (50) feet of an active fault shall be assumed to be underlain by active branches of that fault unless and until proven otherwise by an appropriate geologic investigation and submission of a report by a geologist registered in the State of California. This 50-foot standard is intended to represent minimum criteria only for all structures. It is the opinion of the Board that certain essential or critical structures, such as high-rise buildings, hospitals, and schools should be subject to more restrictive criteria at the discretion of cities and counties.
  - b. Applications for all new real estate developments and structures for human occupancy within special study zones shall be accompanied by a geologic report prepared by a geologist registered in the State of California, and directed to the problem of potential surface fault displacement through the site. Two exceptions to which the provisions of the Alquist-Priolo Act do not apply are:
    - (1) A single-family, wood frame dwelling not exceeding two stories.
    - (2) Additions or alterations to any structure when the value of the alteration or addition does not exceed 50 percent of the original structure.
  - c. One copy of all such geologic reports shall be filed with the State Geologist by the public body having jurisdiction within thirty (30) days of submission. The State Geologist shall place such reports on open file.
  - d. Requirements for geologic reports may be satisfied for a single 1 or 2 family residence if, in the judgment of technically qualified City and County personnel, sufficient information regarding the site is available from previous studies in the same area.
  - e. Technically qualified personnel within or retained by each City or County must evaluate the geologic and engineering reports required herein and advise the body having jurisdiction and authority.





January 1976

Figure 2-7



# EARTHQUAKE HAZARD SPECIAL STUDY ZONE huntington beach planning department

- f. Cities and Counties may establish policies and criteria which are more restrictive than those established herein. In particular, the Board believes that comprehensive geologic and engineering studies should be required for any "critical" or "essential" structure as previously defined whether or not it is located within a special studies zone.
- g. In accordance with Section 2625 of the Public Resources Code each applicant for a building permit within a delineated special studies zone shall pay to the City or County administering and complying with the Alquist-Priolo Geologic Hazard Zones Act a fee of one-tenth of one-percent of the total valuation of the proposed building construction for which the building permit is issued as determined by the local building official.
- h. As used herein the following definitions apply:
  - (1) A "structure for human occupancy" is one that is regularly, habitually or primarily occupied by humans.
  - (2) A geologist registered in the State of California is deemed to be technically qualified to evaluate geologic reports.
  - (3) Any engineer registered in the State of California in the appropriate specialty is deemed to be technically qualified to evaluate engineering reports in that specialty.
- 2. Encourage the County and all cities within the County to cooperate in securing qualified personnel accessible to all jurisdictions for review of and advice on geologic investigations.
- 3. Continue to require geologic investigations of all significant development projects and to stipulate by Conditions of Approval that all construction within those projects be designed to withstand predicted probable ground motion accelerations.
- 4. Support State legislature to require anchorage of mobile homes.
- 5. Continue to utilize the latest Uniform Building Code.
- 6. Make the seismic-safety condition of existing structures an important factor in selecting future areas for redevelopment.

#### Existing Development

- 7. Conduct a structural review of development within the City beginning with critical facilities and followed by pre-1933 construction to determine seismic resistance.
- 8. Require rehabilitation of private unfit structures through implementation of the Uniform Building Code and Hazardous Building Ordinance on a priority basis beginning with pre-1933 construction.
- 9. Encourage tax deductions for building rehabilitation in hazard areas to minimize personal economic costs.

### Critical Facilities

10. Require upgrading of critical facilities as determined by structural review to withstand maximum probable ground motion accelerations.
11. Prohibit construction of future critical facilities within 50 feet of a known fault trace.
12. Seek legislation to ensure that freeway facilities within earthquake prone areas have an acceptable level of seismic-safety.
13. Encourage legislation to require Federal, State, and County agencies to meet or exceed City seismic-safety standards when constructing facilities within the City.
14. Require that municipal utilities crossing fault zones minimize damage by utilizing such measures as flexible units, valving, redundant lines, or auto valves operated by differential pressures.
15. Recommend that the Public Utilities Commission require vital utility systems crossing fault zones to be designed to minimize damage and disruption of service.
16. Request Federal and/or State financial assistance to implement corrective measures.

### Geologic Evaluation

17. Maintain a cooperative effort with State and Federal agencies on trenching, instrumentation of micro-seismic activity and other subsurface exploration to gain a better understanding of precise locations and relative degree of activity of various faults.
18. Encourage continuing research on soil dynamics and structural responses to earthquake effects.

### Disaster Recovery

19. Continue to maintain seismic disaster emergency preparedness plans.
20. Continue to conduct periodic exercises to ensure that all City departments respond efficiently during emergencies.
21. Encourage school districts to develop comprehensive disaster planning programs including provisions for reuniting children with parents as quickly as possible.
22. Encourage lending and insurance industries to advise policy holders of insurance provisions relating to earthquakes.

### Public Information

23. Develop education and information programs to inform the public of seismic hazards and measures to reduce personal losses in event of seismic disaster.



### Further Study

24. Initiate a special study to investigate the seismic safety situation in the Huntington Harbour area, especially regarding the structural stability of the bulkhead system.
25. Look into the crime prevention aspects of land use development such as planning for "defensible space" for possible inclusion in the Seismic-Safety Element during a subsequent amendment.

#### 2.2.4.2 Flood Hazard Abatement

The almost total development of the floodplain and the exorbitant costs involved in "flood-proofing" new and existing construction preclude any comprehensive floodplain management system. In this case, the Seismic-Safety Element will function primarily to mitigate as much as possible flood hazards to critical facilities and disseminate flood safety information to the public while encouraging the Federal government to allocate highest priorities to an updated flood control system for the entire Santa Ana River Watershed. The following programs are designed with these purposes in mind.

1. In conjunction with other cities in the Santa Ana River Watershed--through the ICC and the League of Cities--encourage immediate action by the Corps of Engineers to execute a comprehensive flood control plan for the Santa Ana River.
2. In conjunction with other cities in Orange County--through the ICC and the League of Cities--encourage revision of the Flood Disaster Protection Act to more realistically approach the flood problems of urban floodplains.
3. Improve and upgrade critical facilities in flood hazard areas (subject to inundation by the 100-year flood) when practical through anchorage to prevent floatation, water tight barriers over openings, reinforcement of walls to resist water pressures, use of materials to reduce wall seepage, and installation of pumping facilities for internal and subsurface drainage.
4. Prevent construction of additional critical facilities in hazard areas unless absolutely necessary. New facilities should be flood-proofed.
5. Construct additional water supply and waste disposal systems to prevent entry of flood waters when practical.
6. Continue to maintain flood disaster preparedness plans.
7. Continue to conduct periodic exercises to ensure that all City departments respond efficiently during emergencies.
8. Develop education and information programs to inform the public of flood hazards and measures to reduce personal losses in the event of flood disaster.
9. Seek Federal and State financial assistance to offset improvement costs.

### 2.2.4.3 Fire Hazard Abatement

Degree of fire hazard is closely related to land use and development type. Compared to other large cities in Orange and Los Angeles counties, the overall fire hazard in Huntington Beach is light to moderate. The purpose of the following hazard abatement program, therefore, is to minimize fire potential and maximize fire protection through a comprehensive and coordinated system of public fire service combined with the most up-to-date fire safety equipment and design in all new construction. To achieve this objective the following programs are suggested:

#### Master Plan

1. Develop a comprehensive Community Fire Protection Master Plan that:
  - a. articulates specific fire protection goals;
  - b. documents current and planned community environment in which fire protection is to be provided;
  - c. documents current and planned fire services;
  - d. identifies needs for, and program allocations of, fire protection resources;
  - e. identifies and establishes inter- and intra-agency policies and operational procedures and assigns responsibilities; and
  - f. sets and implements management policy.

#### Fire Information

2. The "Fire Incident Reporting and Evaluating System" (FIRE) should be continuously updated. Data on fire fatalities, injuries, property loss, economic impact, fire ignitions, fire spread factors, code violations contributing to ignition or loss, and the fire control factors are needed to provide an information base for management decisions and community action.
3. The Fire Department should maintain its current level of effectiveness relative to the Fire Investigation Program in order to accurately determine the causes of all fires. Accurate data, relative to sources of ignition and material ignited is the cornerstone of all fire prevention efforts.

#### Public Information

4. The Fire Department should improve its Public Information and Education Program to maximize public effort on the elimination of fire ignition and fire hazard.

#### Fire Detection

5. All new and existing dwelling units should be provided with an automatic

smoke detection system (products of combustion).

6. All new buildings built as a non-residential occupancy of 10,000 square feet of gross floor area or less should be provided with an automatic fire detection system (products of combustion).

#### Fire Reporting

7. Automatic fire detection systems (products of combustion) installed in multi-family housing occupancies and commercial structures of 10,000 square feet or more should be connected directly to the Fire Department's emergency reporting system.
8. As part of a 911 system of emergency reporting, the Fire Department should employ mandatory operational standards, and encourage inter-agency cooperation to insure an "immediate call routing" capability.
9. The universal, nationwide emergency reporting number (911) should be incorporated into the City's emergency reporting system by 1980.

#### Emergency Response

10. The City's command and control should continue to be improved and designed to speed the response of emergency fire services to citizens in need. A strong additional purpose is to insure that emergency personnel and equipment are utilized in an optimum manner.

#### Fire Control

11. New non-residential buildings of 10,000 square feet or more and buildings more than one story in height should be provided with an automatic fire sprinkler system. When activated by fire, the alarm would be transmitted automatically to the Fire Department Dispatch Center.
12. The Warner Fire Station should be relocated at the earliest possible date. The existing Engine Company located at Anderson and Pacific Coast Highway will not be cost effective until this is done. Also, citizens in the Huntington Harbour area are not receiving an equivalent degree of protection as the remainder of the community. The relocation will eliminate this problem.
13. If the Bolsa Chica is developed, an imbalance of community fire protection will occur. Increased construction and population in that area would require an Engine Company to be established. An additional ladder company would also be needed within five to ten years.
14. The Heil Fire Station should be relocated whenever the fire station referenced in Item #13 is constructed. This move, coupled with automatic aid response of fire companies from the City of Westminster will eliminate the need for an additional fire station in the vicinity of Springdale and Glenwood.



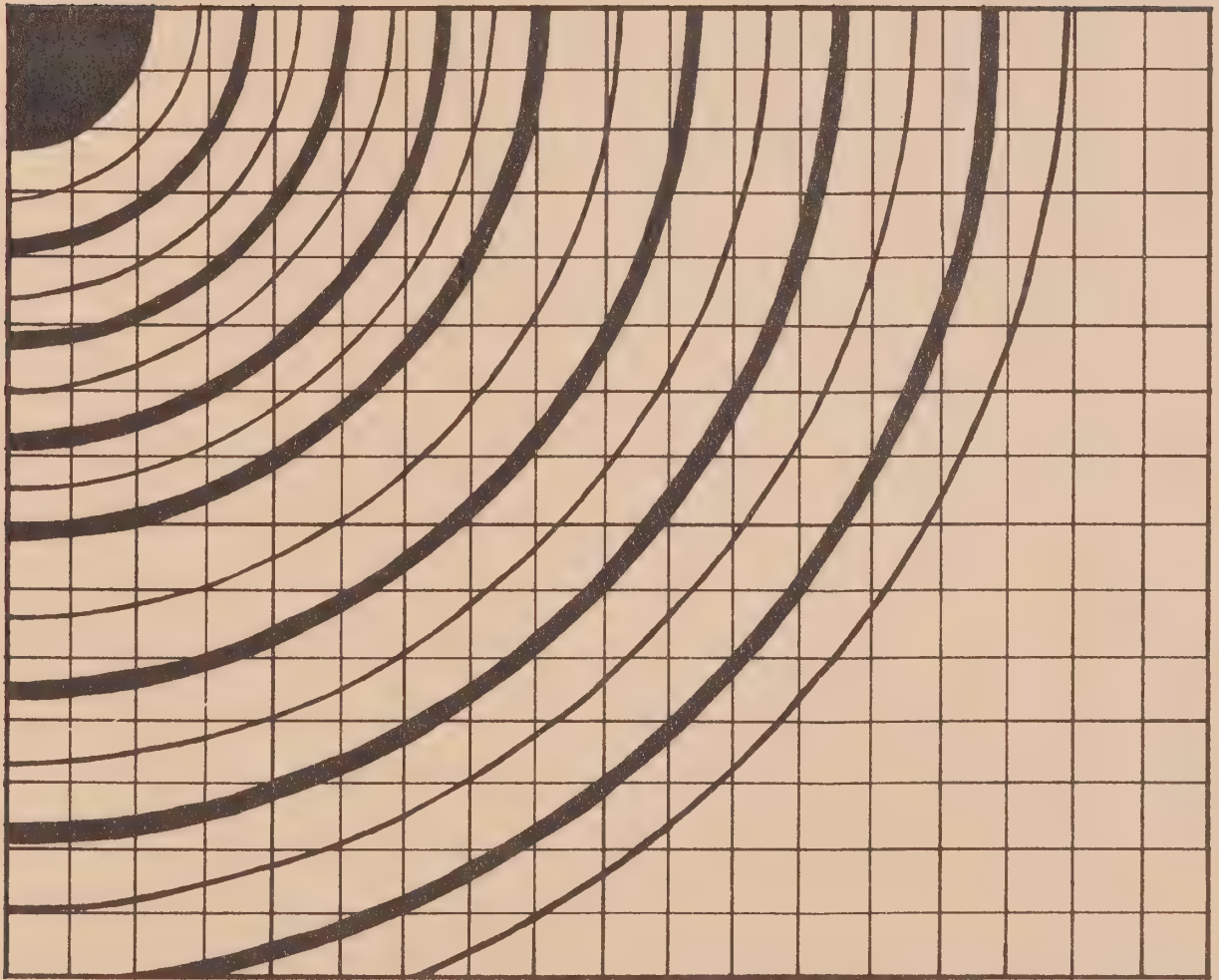
15. The Uniform Building Code and the Uniform Fire Code should be continually reviewed in concert with the Master Plan, with the intent to minimize the size of public fire protection forces. Built-in fire protection systems are the best approach to online or standby fire protection.
16. As modern equipment becomes available, strong consideration should be given to improve the fire department cost-benefit ratio.

#### Fire Prevention

17. Community-oriented neighborhood action programs should be encouraged in problem areas to eliminate the causative and contributing fire hazards. A motivated creative group properly informed can accomplish much in the area of fire prevention.
18. The fire prevention code should continually be enforced to reduce ignition and fire loading factors that cannot be eliminated through information and cooperative approaches.



# NOISE ELEMENT



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section 2.3

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## 2.3 NOISE ELEMENT

The Noise Element focuses on noise sources in Huntington Beach - highways and freeways, railroads, airport and helicopter operations, residential/institutional sources, and oil pumping operations. In the interests of protecting the public health, safety, and welfare, the Noise Element sets forth a program based on information provided to the City by Wyle Laboratories designed to reduce community noise exposure.

### 2.3.1 Issues

General issues addressed by the Noise Element are:

1. Reducing noise exposure in the community to acceptable levels to promote public health, safety, and welfare.
2. Minimizing noise pollution, a form of environmental pollution having potential for hearing damage, speech interference, and sleep disturbance.

### 2.3.2 Goals, Objectives, and Policies

Goals, objectives, and policies have been formulated to provide basic guiding principles for reduction of noise in Huntington Beach. They are as follows:

#### 2.3.2.1 Goal

To reduce to acceptable levels the degree of noise exposure from all transportation, stationary and other nuisance sources in the community to insure the public health, safety, and welfare.

#### 2.3.2.2 Objectives

1. To coordinate intergovernmental efforts to abate noise.
2. To reduce the impact of noise from all types of aircraft.
3. To reduce motor vehicle noise from streets and freeways through proper location and design.
4. To reduce noise levels produced by all types of motor vehicles.
5. To require acceptable noise levels for future modes of transportation.
6. To reduce the impact of railroad noise.
7. To reduce the impact of construction and industrial noise.
8. To minimize external noises and prevent them from penetrating existing quieter areas.
9. To provide the basis for noise evaluation in land use considerations and environmental impact reports.

10. To acquaint people with the seriousness of noise pollution and ways they can assist in reducing noise.

#### 2.3.2.3 Policies

1. Noise reduction strategies and priorities to reduce noise in the highest noise-impacted areas should be developed.
2. The use of quieter automobiles, machinery and equipment should be encouraged.
3. A sound certification program of published sound ratings for various types of equipment that are sources of noise should be encouraged.
4. Noise surveys of the City to aid in determining land use policies should be conducted.
5. Criteria for location and design of certain "noise sensitive" land uses and facilities (schools, hospitals) should be developed.
6. Consideration of the noise environment should be a part of land use planning.

#### 2.3.3 Optimum Noise Levels

The Noise Element sets forth guidelines for noise exposure by land use category. The optimum noise level for all residential uses is  $L_{dn}60$  for outdoors (approximately equivalent to CNEL 60), and  $L_{dn}45$  for indoors. ( $L_{dn}$  and CNEL are noise rating scales, fully compatible with each other. Deviations between the two scales cannot be detected by the human ear for even the most stringent case.) Utilizing an optimum noise level of  $L_{dn}60$  for residential development implies that acoustical analyses could be required in areas where the optimum standard is exceeded and that structural modifications for new development (more insulation, no windows facing street, etc.) could be necessary. The optimum criteria level of  $L_{dn}60$  for residential uses is compatible with the California Noise Insulation Standards.

Optimum noise levels for the remaining land uses are listed in Figure 2-8. These noise levels are based on guidelines for environmental noise criteria for compatible land use as recommended by Wyle Laboratories. Note that these noise levels indicate a target level toward which efforts should be directed. These levels are presented as guidelines in noise control to determine what development proposals could need acoustical analyses and where structural modifications for new development may be necessary.



## OPTIMUM NOISE LEVELS

(Normally Acceptable)  
Figure 2-8

<u>Land Use</u>	<u>Day-Night Average Sound Level, <math>L_{dn}</math></u>	<u>Approximate CNEL Contour Equivalent</u>
Residential	$L_{dn}$ 60	CNEL 60
Institutional	$L_{dn}$ 60	CNEL 60
Golf Courses, Riding Stables, Water Recreation Areas, Cemeteries	$L_{dn}$ 70	CNEL 70
Office-Professional	$L_{dn}$ 75	CNEL 75
General Commercial, Industrial	$L_{dn}$ 80	CNEL 80

Noise contours prepared by Wyle Laboratories for ground transportation noise sources (highways and railroad operations) and Meadowlark Airport are detailed in Figures 2-9 through 2-11.

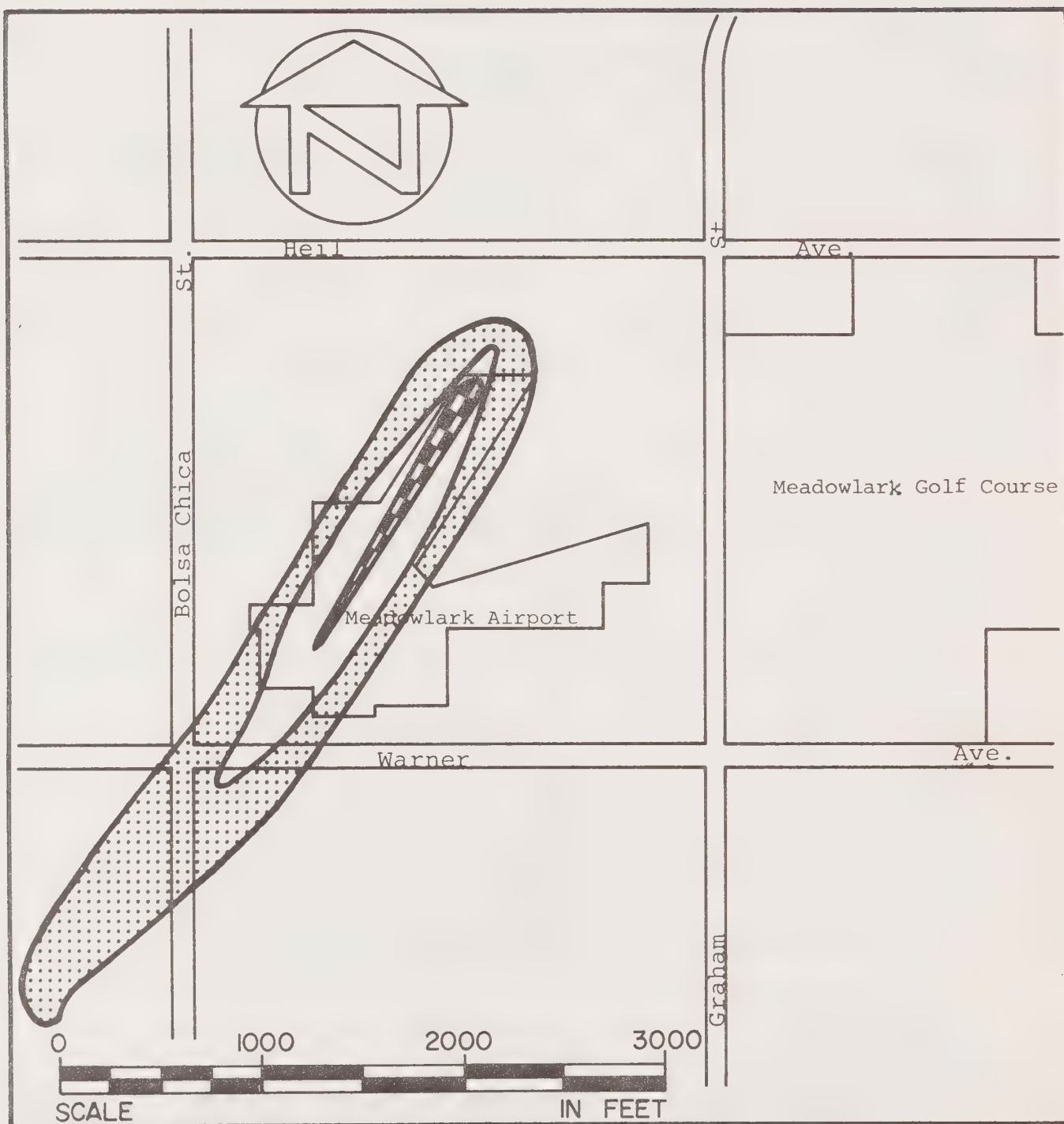
### 2.3.4 The Noise Abatement Plan




The plan for reduction of community noise exposure to acceptable levels is divided into six categories:

1. Traffic Noise
2. Noise from Aircraft Operations
3. Noise from Railroad Operations
4. Noise from Oil Pumping Operations
5. Noise Reduction Through Dwelling Unit Modifications
6. Implementation.

#### Traffic Noise

1. Keep apprised of the State noise criteria levels and lend support or criticism, as appropriate, to noise-related measures initiated by the State Environmental Quality Study Council.
2. Keep informed of actions by the Environmental Protection Agency concerning vehicle noise emission regulations and lend support or criticism as appropriate.
3. Consider revising flow control methods on surface streets to maximize steady flow conditions.



-  - CNEL 60 - 65
-  - CNEL 65 - 70
-  - CNEL 70+

1974

MEADOW LARK AIRPORT CNEL 60, 65, AND 70 NOISE CONTOURS

Figure 2-9





HUNTINGTON BEACH, CALIFORNIA  
PLANNING DEPARTMENT

GROUND TRANSPORTATION  
NOISE EXPOSURE CONTOURS 1974  
PREPARED BY WYLE RESEARCH

Figure 2-10









Prepared 1974



HUNTINGTON BEACH, CALIFORNIA  
PLANNING DEPARTMENT

GROUND TRANSPORTATION NOISE EXPOSURE 1990

Figure 2-11





4. Investigate the rerouting of traffic either by type (e.g., restrict usage by heavy trucks) or by physical relocation (e.g., place noisier vehicles on innermost traffic lanes to increase path distance to observer and effective barrier shielding by other vehicles).
5. Examine the concept of altering highway designs to achieve improved noise reduction and incorporating these modified features into new highways.
6. Study the impact on noise exposure of reducing allowable vehicle speeds on major highways and freeways.
7. Continue trying to eliminate heavy vehicle traffic through noise sensitive areas by utilizing truck routes.

#### Noise from Aircraft Operations

8. Discourage new residential development within the CNEL 65 contour.
9. Consider requiring additional noise insulation for new residential construction under the CNEL 60 contour.
10. Investigate the redesignation of incompatible land uses and the revisions of noise insulation requirements to achieve long-term reduction of noise.

#### Noise from Railroad Operations

11. Operating Procedures
  - a. Consider requiring rail operations to observe lower speeds, especially when passing through noise-sensitive areas.
  - b. Investigate utilizing nighttime curfews or rescheduling to minimize nighttime disturbances.
  - c. Study the noise-reduction potential of using long radius curves.
12. Land Use Considerations

Analyze the potential for noise reduction of:

  - a. Grade level rights-of-way
  - b. Concrete bridgework structures
  - c. Barriers in noise-sensitive areas.

#### Noise from Oil Pumping Operations

13. Consider restricting new residential development within 25 feet of a gasoline engine-powered pump.
14. Consider restricting new residential development within 25 feet of an electric motor-driven pump.



### Noise Reduction Through Dwelling Unit Modifications

15. Seek total noise reduction on the order of a 25 dB after treatment for A-weighted noise levels, when necessary, by utilizing "minor" dwelling unit modifications:
  - a. Minimize "sound leaks" around doors, windows, and vents.
  - b. Replace "acoustically weak" components.
16. Strive for total noise reduction on the order of 30 dB after treatment for A-weighted noise levels, when necessary, by utilizing "moderate" dwelling unit modifications:
  - a. Employ those items listed under "minor".
  - b. Give additional attention to windows.
17. Seek total noise reduction on the order of 40 dB after treatment for A-weighted noise levels, when necessary, by utilizing "major" dwelling unit modifications:
  - a. Employ those items listed under "minor" and "moderate".
  - b. Structurally improve weak walls and roofs.

### Implementation

18. Implement the plan for reduction of community noise exposure through a noise control ordinance.
19. Look into subscribing to the services of the Orange County Health Department for technical assistance in a City noise enforcement program.

# RECREATION ELEMENT



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section 2.4

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## 2.4 RECREATION ELEMENT

The Recreation Element is intended to provide direction for the acquisition, development and maintenance of the City's public recreation facilities. The goals and policies contained in this element are intended to help the City prioritize its expenditures on park facilities to achieve a system that best meets the recreation needs of the community.

### 2.4.1 Existing and Planned Recreational Facilities

The City of Huntington Beach contains both extensive and diverse opportunities for recreation. In addition to a park system which includes 50 neighborhood parks, 4 community parks and the largest City-owned and operated regional park in Orange County (Huntington Central Park), the City also contains a variety of public recreational opportunities including beaches, equestrian trails, bike paths, school playgrounds and a community college facility. There are also two regional parks in close proximity to the City (Sunset Aquatic Park in Seal Beach and Mile Square Park in Fountain Valley) which provide added recreational areas for Huntington Beach residents.

The City provides year-round recreation programs for all age groups which utilize many of the City's public school and recreational facilities. Instruction is offered in dance, arts and crafts, exercise, self-improvement and a variety of sporting activities including swimming and tennis. Goldenwest College also serves an important City-wide recreational need by offering Huntington Beach residents a variety of recreational classes and use of the College's extensive athletic facilities. A summary of the City's recreational facilities is shown in Figure 2-12.

The existing and planned recreational facilities available to Huntington Beach residents at ultimate development will total 998 acres, including 236 acres in neighborhood/mini parks, 300 acres in Huntington Central Park, 78 acres in community parks, 72 acres in Huntington City Beach, and 318 acres in State beach parks. Analysis of park needs indicates that an additional 92 acres of park space beyond what is currently proposed would have to be developed in order to meet a park goal of five acres per 1,000 population. Development of additional public recreation facilities should be balanced, however, against the costs of park construction and on-going maintenance. While additional City parks would be of general benefit to the entire community, the capital expenditures required to construct and maintain these facilities must be carefully anticipated prior to development so that additional park development does not create an undue economic burden on the City. Figure 2-13 shows the existing and proposed parks at ultimate development. If the opportunity arises to provide additional neighborhood and community parks, priority should be given to those areas not currently served. Provision of parks should be based on population and density, the proximity of community, regional and other types of public recreation facilities, availability of private recreation facilities, and proximity of nearby school recreation areas.

### 2.4.2 Goals and Policies

The following goal and policy statements represent the City's direction in guiding development of recreational resources to best meet the needs of Huntington Beach residents.

## SUMMARY OF DEVELOPED PUBLIC RECREATION FACILITIES

### PARKS

- 47 Neighborhood Parks (183 acres)
- 3 Mini Parks (1.2 acres)
- 4 Community Parks (78 acres)
- Huntington Central Park (190 acres)

### REGIONAL FACILITIES ADJACENT TO HUNTINGTON BEACH

- Sunset Aquatic Park, Seal Beach (95 acres/260 boat slips)
- Mile Square Park, Fountain Valley (632 acres)
- Bolsa Chica Ecological Preserve (300 acres)

### BEACH PARKS

- Bolsa Chica State (six miles)
- Huntington City (one mile)
- Huntington State (two miles)

### BLUFFTOP LANDSCAPED AREA (4 acres)

### MUNICIPAL PIER

### HUNTINGTON HARBOUR (2,289 boat slips)

### GOLF COURSES

- Driftwood (9 holes)
- Meadowlark (18 holes)
- Seacliff (18 holes)

### CITY GYM AND POOL

### MICHAEL E. RODGERS SENIOR RECREATION CENTER

### OAK VIEW CENTER

### COMMUNITY CENTERS

- Edison Community Center
- Murdy Community Center

### CLUBHOUSES

- Lake Park Clubhouse
- Lake View Clubhouse
- Harbour View Clubhouse

### BIKEWAYS (110 miles)

### EQUESTRIAN TRAILS (3 miles)

### NEWLAND HOUSE (historical residence)

### SCHOOLS

- Golden West College
- 4 High Schools
- 43 Elementary Schools

Figure 2-12





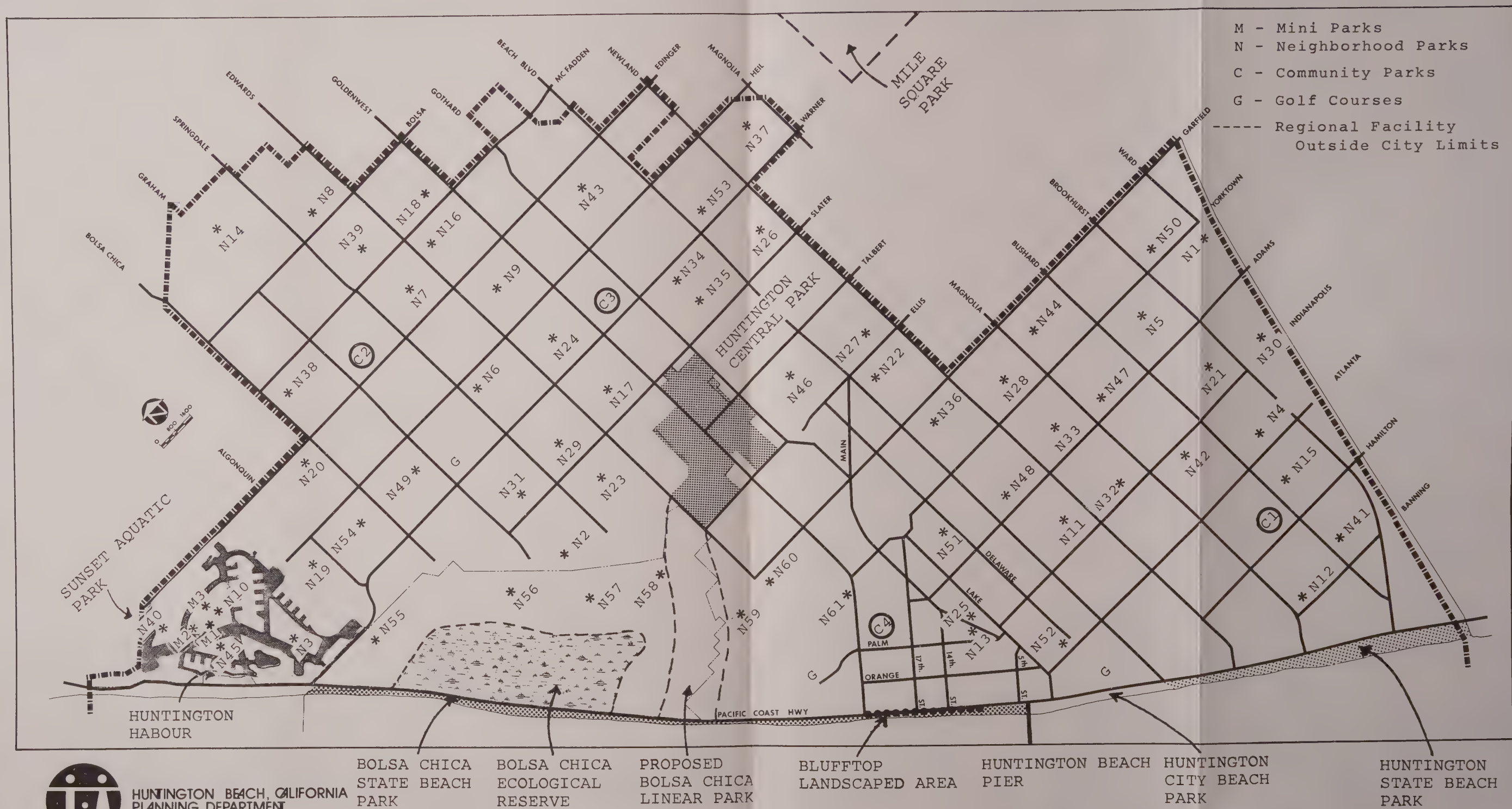


Figure 2-13

# EXISTING AND PROPOSED RECREATION FACILITIES





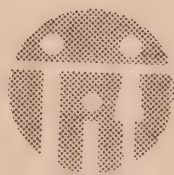
#### 2.4.2.1. Recreational Opportunity

1. Goal: Provide comprehensive, coordinated recreation, parks and open space programs that fulfill the needs of all segments of the community.
  - a. Assign park acquisition and development priorities based on the needs of the community and the individual areas concerned by considering the availability of parks of all types, school playgrounds and private recreation amenities.
  - b. Allow private open space that is provided in new development in excess of zoning requirements to count towards satisfying public recreation needs.
  - c. Where a need has been identified, seek alternative methods of providing parks if park fees are inadequate or non-existent.
  - d. Where a need has been identified, acquire land for parks, open space and recreation prior to land development.
  - e. Continue utilizing joint use agreements between school districts and the City to provide additional recreational opportunities.
2. Goal: Provide for adequate neighborhood recreation facilities for all areas of the City.
  - a. Provide neighborhood parks that are generally 2.5 to 5 acres in size.
  - b. Centrally locate parks within neighborhoods.
  - c. Design neighborhood parks to serve the area within a one-quarter mile radius.
  - d. When possible, locate neighborhood parks adjacent to schools so that both facilities can provide more functional uses.
  - e. Place a high priority on developing a neighborhood park to serve the Seacliff area.
  - f. In new residential tracts, consideration should be given to providing and maintaining neighborhood recreation areas through a homeowner's maintenance association.
3. Goal: Provide for adequate community park facilities for all areas of the City.
  - a. Provide community parks that are generally 15 to 20 acres in size.
  - b. Design community parks to serve several neighborhoods within a one and one-half mile service radius.
  - c. Include both indoor and outdoor recreational activities such as baseball diamonds, basketball courts, tennis courts and community centers in community parks.

- d. Provide additional community facilities within Huntington Central Park to help satisfy the deficiency in community park space.



section 3  
**policies for  
development**





### 3.0 POLICIES FOR DEVELOPMENT

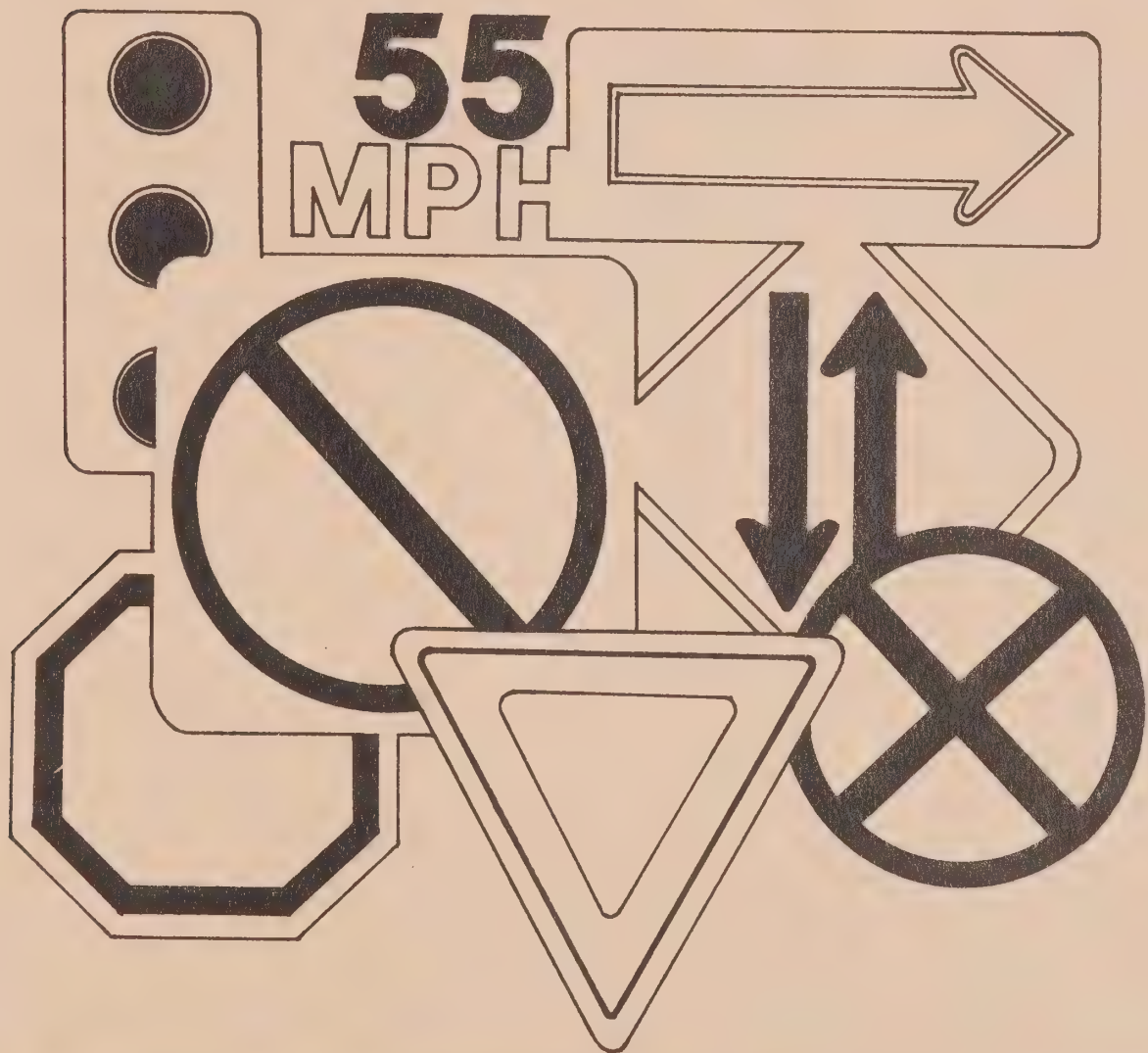
The adopted Policy Plan employed another major heading to organize guiding principles for future growth -- "Development". The emphasis here was on the more traditional planning concerns - land use, circulation, housing. This section of the General Plan deals with these same traditional planning concerns, containing a discussion of the remaining elements of the General Plan:

- Circulation
- Scenic Highways (based on the arterial street system)
- Housing
- Land Use
- Community Facilities
- Coastal





# CIRCULATION ELEMENT



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section 3.1

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### 3.1 CIRCULATION ELEMENT

The Circulation Element focuses on the City's arterial streets and highways; public transportation modes and services; water transportation; and air transportation. Circulation issues are discussed, goals and objectives are established, and a course of action is set forth.

#### 3.1.1 Issues

Certain basic issues relating to the City's circulation system have been addressed as part of the Circulation Element of the General Plan:

1. Developing a balanced transportation system.
2. The mobility needs of the community versus the economic realities of providing alternative means of transportation for the various segments of the population.
3. Consolidation of transportation planning activities.
4. Need for accurate, up-to-date traffic data on the City's arterial street system.
5. Providing for safe and efficient inter- and intra-City movement of people and goods.
6. Need for mass rapid transit in Orange County and the feasibility of providing it.
7. Providing a transportation system that minimizes adverse environmental effects.

#### 3.1.2 Goals and Policies

The following goal and policy statements provide the direction necessary for the City to improve the mobility of its residents.

##### 3.1.2.1 Goal

To provide a multi-mode transportation system that ensures the safe and efficient movement of people and goods.

##### 3.1.2.2 Policies

1. Develop a system of arterial streets and highways that ensures the safe and efficient movement of people and goods.
2. Support the establishment of public transportation systems within the City that are directed toward meeting the mobility needs of the community.
3. Provide adequate maintenance and protection of existing waterways as recreational transportation facilities and provide adequate public access.



4. Participate with Federal, State and County agencies in studying the advantages and disadvantages of developing navigable waterways and a public access point from the ocean into Bolsa Chica Bay.
5. Provide adequate truck and rail service to industrial and commercial areas while providing minimum disturbance to residential areas.
6. Support the development of general aviation facilities in Orange County that reflect the needs of the community.
7. Provide a transportation system that is consistent with efforts to minimize adverse environmental and aesthetic effects.
8. Provide non-motorized transportation facilities, especially bike trails, pedestrian trails, equestrian trails and jogging trails.

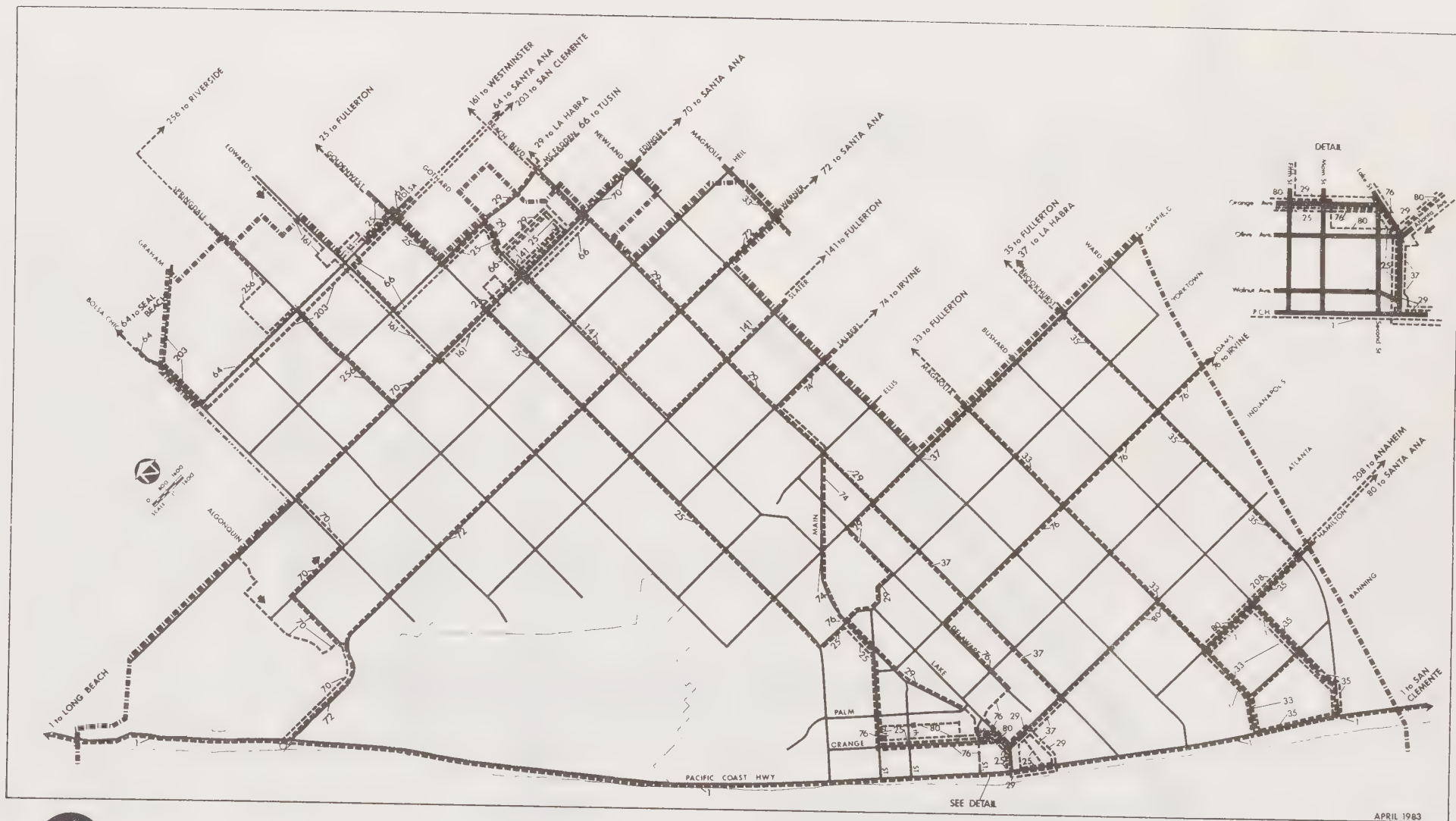
### 3.1.3 Operation and Levels of Service of Existing Circulation Facilities

Operation and levels of service of existing circulation facilities serving Huntington Beach are briefly outlined below:

1. Traffic flow along the City's arterial streets and highways is monitored by the Public Works Department. Figure 3-1 details traffic flow and indicates streets that are operating over capacity. Refer to Section 3.1.2 of the Circulation Element Background Report for a discussion of the streets that are operating over capacity.
2. Orange County Transit District (OCTD) provides the City with fixed bus routes. These routes are shown in Figure 3-2.
3. Orange County Transit District also provides Orange County with six Park-N-Ride bus routes (Figure 3-3). Huntington Beach is serviced by Route C which extends along the San Diego Freeway from San Clemente to the Valley View Park-N-Ride facility with connecting service into the Long Beach/South Bay area. A temporary Park-N-Ride facility has been designated in the McDonnell Douglas parking lot at the northeast corner of Bolsa Avenue and Bolsa Chica Street.
4. Waterways used primarily for recreational boating are located within the Huntington Beach Sphere of Influence in Huntington Harbour and Sunset Aquatic Park (Figure 3-4). These waterways provide public access to the ocean through Anaheim Bay for small pleasure craft moored in Huntington Harbour and Sunset Aquatic Park.
5. Meadowlark Airport, a general aviation facility, presently accommodates roughly 145 planes (mostly single-engine with some light two-engine aircraft).
6. Five heliports exist within Huntington Beach (Figure 3-5), used primarily for police patrol, air ambulance, executive and short distance business trips. The helicopter does have potential for use as a mode of public transportation as well.

(Additional detail on any aspect of the City's Circulation System is provided in the Circulation Element Background Report.)





HUNTINGTON BEACH, CALIFORNIA  
PLANNING DEPARTMENT

O.C.T.D. BUS ROUTES

Figure 3-2





Figure 3-3



## Park And Ride / Freeway Bus System

huntington beach planning department



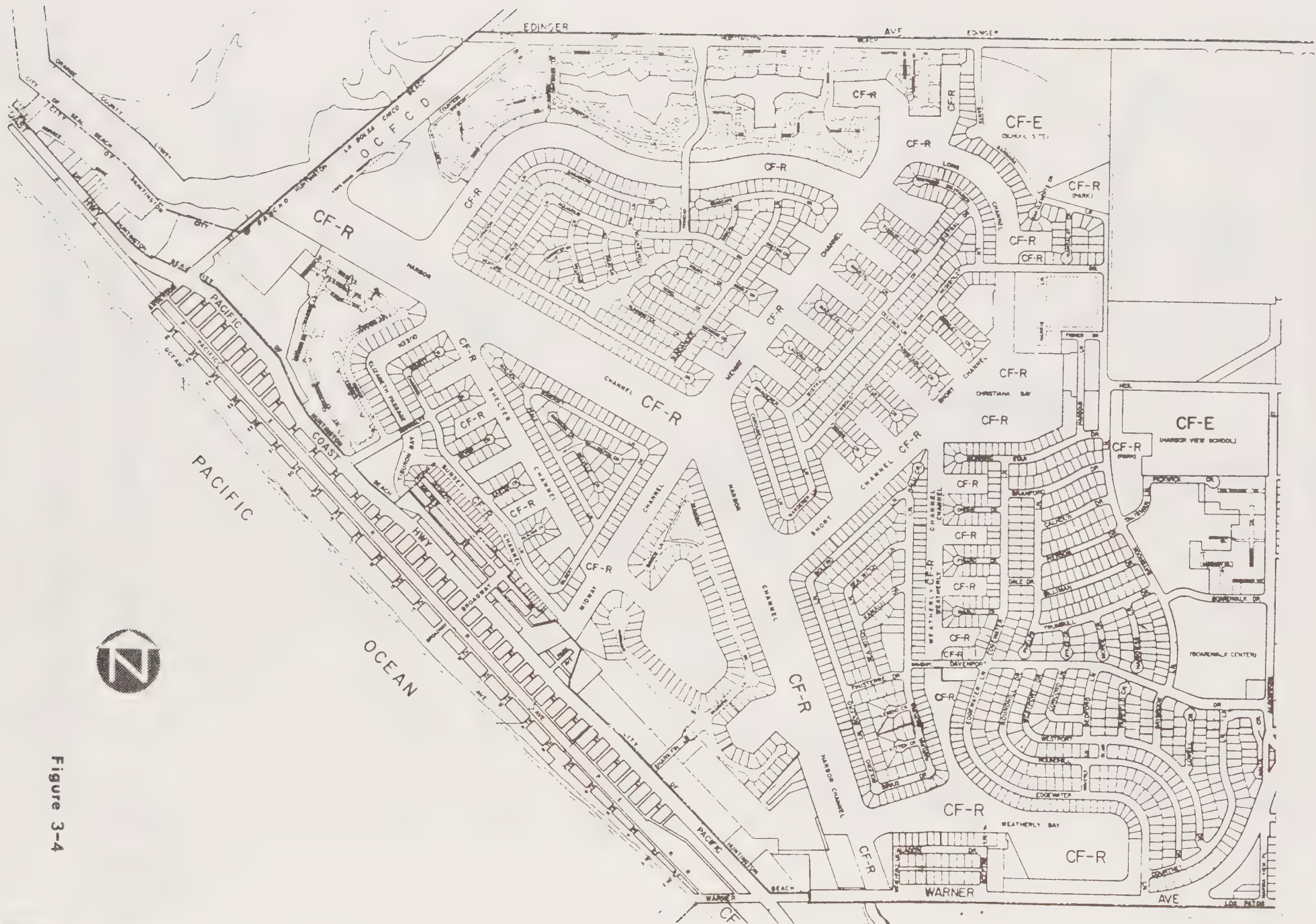


Figure 3-4



HUNTINGTON BEACH CALIFORNIA  
PLANNING DEPARTMENT

Huntington Harbour Waterways



### 3.1.4 The Circulation Plan

The Circulation Plan for the City of Huntington Beach is divided according to transportation category: Arterial Streets and Highways, Public Transportation, Water Transportation, and Airport Facilities.

#### 3.1.4.1 Arterial Streets and Highways

1. Adopt the Circulation Plan of Arterial Streets and Highways (Figure 3-6) to replace the existing Master Plan of Arterial Streets and Highways. The Circulation Plan incorporates changes to improve arterial traffic flow and land access. (Refer to the Circulation Element Background Report, Section 3.4, for a complete discussion of the changes in the arterial street and highway system.)
2. Conduct a feasibility study in cooperation with the City's Data Processing Staff to determine the cost/benefits that could be derived from instituting a computerized traffic analysis of the City's entire arterial street system.
3. Revise the City's Select Street Map to reflect those arterial streets that are shown on the Circulation Plan of Arterial Streets and Highways.
4. Provide adequate ingress and egress to industrial and commercial land uses as well as insure that residential areas are protected.

#### 3.1.4.2 Public Transportation

1. Bus Programs
  - a. Continue to work with OCTD in support of expanding the long haul fixed bus route service into the City.
  - b. Encourage OCTD to provide fixed bus route service within the City with reduced headway times.
  - c. Working with OCTD, undertake a land use feasibility study for a future bus terminal site within Huntington Beach.
2. Park-N-Ride Program
  - a. Work with OCTD in carrying out a feasibility study for the establishment of a permanent Park-N-Ride facility in the City.
  - b. If a permanent Park-N-Ride facility is proved feasible and necessary, encourage OCTD to provide jitney service from the Park-N-Ride facility to City employment centers.
3. Dial-A-Ride Program
  - a. Pursue the Dial-A-Ride program in order to provide residents with an economical and personalized transportation service.



# AMENDMENTS

PLANNING COMMISSION		CITY COUNCIL	
DATE	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER
11-17-72	2750	1-6-79	4688
1-9-79	2827	1-17-79	4779
2-2-81	1507	2-7-83	8124
1-10-84	022	6-4-84	7545

## CIRCULATION PLAN OF ARTERIAL STREETS AND HIGHWAYS

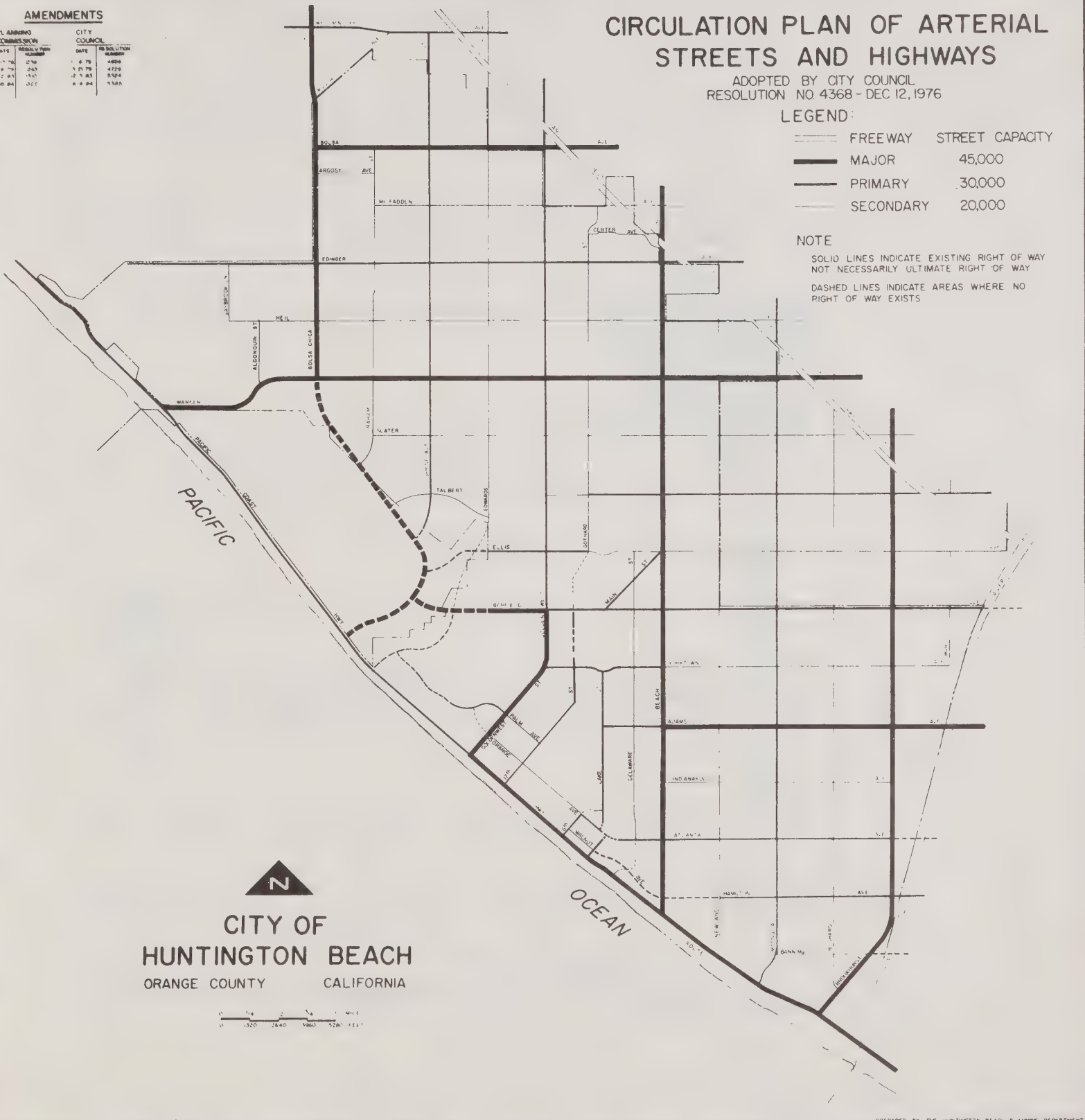
ADOPTED BY CITY COUNCIL  
RESOLUTION NO 4368 - DEC 12, 1976

### LEGEND:

	STREET CAPACITY
FREEWAY	45,000
MAJOR	30,000
PRIMARY	20,000
SECONDARY	

### NOTE

SOLID LINES INDICATE EXISTING RIGHT OF WAY  
NOT NECESSARILY ULTIMATE RIGHT OF WAY  
DASHED LINES INDICATE AREAS WHERE NO  
RIGHT OF WAY EXISTS



**CITY OF  
HUNTINGTON BEACH**  
ORANGE COUNTY CALIFORNIA

0 1/4 1/2 3/4 1 MILE  
0 1320 2640 3960 5280 FEET

PREPARED BY THE HUNTINGTON BEACH PLANNING DEPARTMENT

Figure 3-6



4. Community Fixed Route Program
  - a. Pursue the community fixed route bus service only if the Dial-A-Ride program is discontinued by OCTD.
5. Mass Rapid Transit
  - a. Work with OCTD, Southern Pacific Railroad and adjoining property owners to protect the Southern Pacific Railroad line that traverses the City as a future mass rapid transit corridor.
  - b. Work in conjunction with OCTD and the Multi-Modal Transportation Committee in the preparation of a feasibility study for the establishment of a multi-modal transportation facility in the City of Huntington Beach.
  - c. Actively monitor the preparation of the Orange County Multi-Modal Transportation Study.

#### 3.1.4.3 Water Transportation

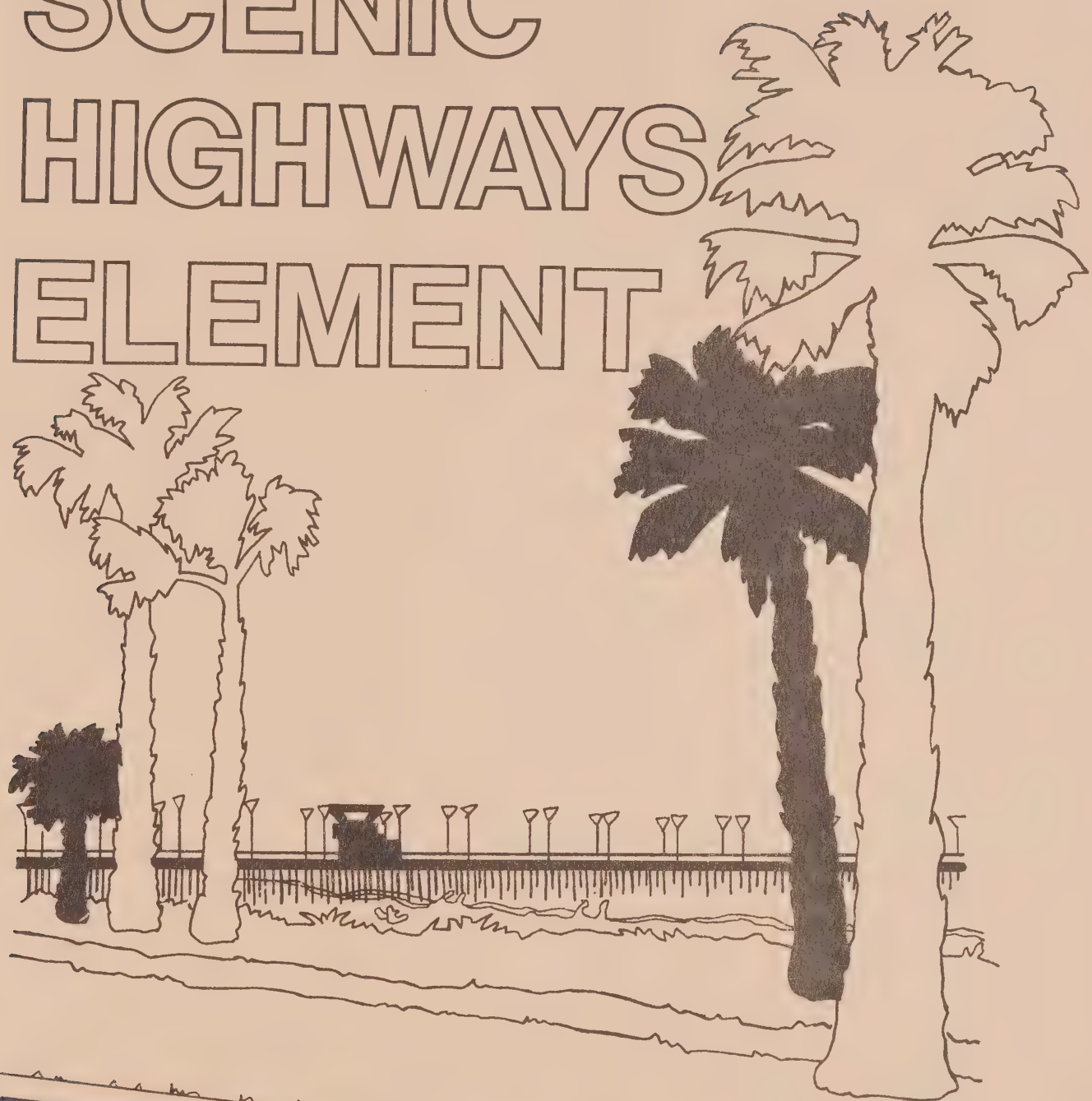
The following provisions are designed to protect the recreational character of the existing waterways in the Huntington Harbour-Anaheim Bay marine development and to ensure that any future water-oriented development within the unincorporated Bolsa Chica is comprehensively planned.

1. Monitor the activities of State agencies concerning future ocean access points into the Sunset-Bolsa Chica Bay.
2. Participate with State and County agencies in the planning of future public waterways in Bolsa Chica Bay.
3. Require a comprehensive plan of any water-oriented development that may occur within the areas surrounding Bolsa Chica Bay upon the area being incorporated into the City.

#### 3.1.4.4 Airport Facilities

1. Support development of general aviation airport facilities within Northwest Orange County that reflect the needs of the community.
2. Adopt specific heliport/helistops development guidelines based upon the FAA Heliport Design Guide for incorporation into the City Ordinance Code.

# SCENIC HIGHWAYS ELEMENT



section 3.2



## 3.2 SCENIC HIGHWAYS ELEMENT

The Scenic Highways Element focuses on scenic areas traversed by roadways and seeks the preservation of urban and natural scenic resources adjoining roadways. The objective of this Element is to serve the City's open space objectives while promoting the achievement of the "complete highway", which incorporates safety, utility, economy, and beauty with the surrounding environment. Toward this end, the Element examines Pacific Coast Highway between the Santa Ana River and Anaheim Bay (eligible for official designation as a State Scenic Highway), its scenic potential, and the actions necessary to obtain official status. Certain local roadways are examined for their scenic potential and possible inclusion in a local system of scenic routes. Major beach access routes are also analyzed for their scenic potential and possible designation as landscape corridors.

### 3.2.1 Issues

Issues relating to the Scenic Highways Element for the City of Huntington Beach are as follows:

1. Conservation of urban and natural scenic resources adjoining roadways.
2. Preservation of pleasant and distinctive vistas.
3. Impact of the auto-highway combination on the local landscape.
4. Planning for scenic roadways in Huntington Beach which should incorporate safety, utility, economy, and beauty.

### 3.2.2 Goals, Objectives, and Policies

Goals, objectives, and policies have been formulated to provide basic guiding principles for future growth in scenic areas traversed by roadways. Generally, the goals and policies which follow reflect the statements in the adopted Policy Plan as it relates to scenic resources and aesthetic values.

#### 3.2.2.1 Goal

To protect and enhance the scenic areas traversed by roadways.

#### 3.2.2.2 Objectives

1. To serve the open space objectives of recreation, enhancement of life, and management of incompatible development of areas which should be preserved for historic, conservation, or public health and safety purposes.
2. To promote the achievement of a "complete highway" which incorporates safety, utility, economy, and beauty with the surrounding environment.
3. To maintain and enhance a scenic route as an integral part of the setting through which it passes without imposing undue restrictions on private property or constricting the normal flow of traffic.



### 3.2.2.3 Policies

To fulfill the preceding objectives, the City should consider the following policies:

1. Establish the City's responsibility for the protection and enhancement of scenic values within the local circulation system.
2. Encourage the development of a system of local scenic routes within the City, to be enjoyed by all residents and visitors.
3. Incorporate the applicable goals of the City's General Plan (e.g., conservation and land use control) into the plans for a local scenic route system.
4. Direct development along scenic roadways in a manner compatible with the protection of scenic values.
5. Coordinate the local scenic route system with a network of trails and greenbelts.
6. Improve and enforce standards for commercial signs along scenic roadways.
7. Encourage the development of a comprehensive program for undergrounding utilities in the shoreline area.
8. Eliminate billboards throughout the entire shoreline area.

### 3.2.3 The Scenic Highways Plan

The Scenic Highways Plan for Huntington Beach is divided into three categories: State Scenic Highways, Local Scenic Routes, and Landscape Corridors.

#### 3.2.3.1 State Scenic Highways

An implementation program has been developed to qualify the ten miles of Pacific Coast Highway from the Santa Ana River to Anaheim Bay for official State Scenic Highway status. Prior to discussion of the actual program, however, some insight into the highway's scenic potential and the City's efforts to remove the billboards is necessary.

##### 1. Scenic Potential

Anaheim Bay lies on the inland side of Pacific Coast Highway. Still a relatively unmodified estuary, it provides the estuarine features now transformed into the marina development, Huntington Harbour. The Bolsa Chica Marsh is situated opposite Bolsa Chica State Beach, providing a sanctuary for numerous species of waterfowl. Between the Santa Ana River and Newland Street lies another marshy area inhabited by waterfowl species, not as easily visible from the road, however. These scenic resources offer several scenic vistas to the automobile traveler driving along Route 1.

From a general standpoint, almost the entire length of the highway offers a view of a vast expanse of land and water combined - sandy beaches abutting an open sea with Catalina Island in the distance. (The view is interrupted in some locations by high ground separating the beach and ocean from the roadway.)

The Long Beach-Palos Verdes Peninsula can also be viewed in the distance when driving north on the highway between Goldenwest Street and the Bolsa Chica.

In some cases, vistas from Pacific Coast Highway are marred by obstruction of view or blight by uncomplimentary development. Oil production (including off-shore drilling operations), structural blight, off-site advertising, overhead utilities, and air pollution (especially obstructive to distant vistas) are several of the features which inhibit an unobstructed view of scenic resources from Route 1.

## 2. Effort to Remove Billboards

The data collected reveals a ten-year effort by the City to remove billboards along Pacific Coast Highway and thereby qualify the highway for inclusion in the State Scenic Highway system. Although approximately forty billboards have been removed along Pacific Coast Highway near the Santa Ana River, just as many still exist between Beach Boulevard and Anaheim Bay. The City of Huntington Beach is engaged in litigation with the billboard companies.

## 3. Implementation Program

To qualify Pacific Coast Highway--from the Santa Ana River to Anaheim Bay--for official State Scenic Highway status the following programs should be pursued:

- a. Develop a zoning ordinance to govern development within the corridor, designed to protect and enhance scenic values. The zoning ordinance could include regulations pertaining to:
  - (1) Architectural review
  - (2) Site plan review
  - (3) Land uses
  - (4) Building heights and setbacks
  - (5) Compatible residential densities
  - (6) Building coverage
  - (7) Lot area
  - (8) On- and off-premise signs
  - (9) Screening and landscaping

- (10) Historical preservation
- (11) Cut and fill operations.
- b. Coordinate with the utility companies to underground overhead utilities where possible. Require underground utilities in new developments wherever possible.
- c. Enforce maintenance controls, including but not limited to, the following:
  - (1) Uniform Building Code
  - (2) Fire Prevention Code
  - (3) Litter Control
  - (4) Weed Control.
- d. Utilize conservation and planning legislation wherever applicable to enhance and protect aesthetic and scenic values. An example is the California Land Conservation Act, which makes provision to preserve agricultural, scenic corridor, and open space land.

#### 3.2.3.2 Local Scenic Routes

Many natural resources are contained within the Huntington Beach Planning Area, which includes the incorporated City of Huntington Beach, the territory between the City limits and the centerline of the Santa Ana River Channel, and the unincorporated Bolsa Chica and Sunset Beach vicinity. Some of these resources are in areas adjoining roadways which could be protected and enhanced through a system of scenic highways. Only one roadway within the Planning Area, however - Pacific Coast Highway - qualifies for official status under the established State and County Scenic Highway Programs. A need is therefore recognized for a local system of scenic routes to direct the impact of the auto-highway combination on the community's resources. Based on a set of criteria, two roadways were selected for inclusion in a local scenic route program. These roadways, which are planned but not yet constructed, are:

1. Bolsa Chica Street - from Pacific Coast Highway to Warner Avenue.
2. Edwards Street - from Pacific Coast Highway to south of Talbert Avenue (see Figure 3-7).

Totaling 4.5 miles in length, these two roadways have been identified as scenic routes because of the scenic areas they adjoin, areas worthy of protection and enhancement. It is important to note that the plan for scenic routes is by no means "fixed". It is flexible and should be molded in conjunction with future planning efforts to realize the maximum benefit for existing and future residents and visitors. In particular, should the realignment of Edwards Street or the extension of Bolsa Chica Street be altered prior to adoption or deleted altogether, the scenic route program will still function effectively. The plan would merely be readjusted to incorporate the alignments as finally adopted.

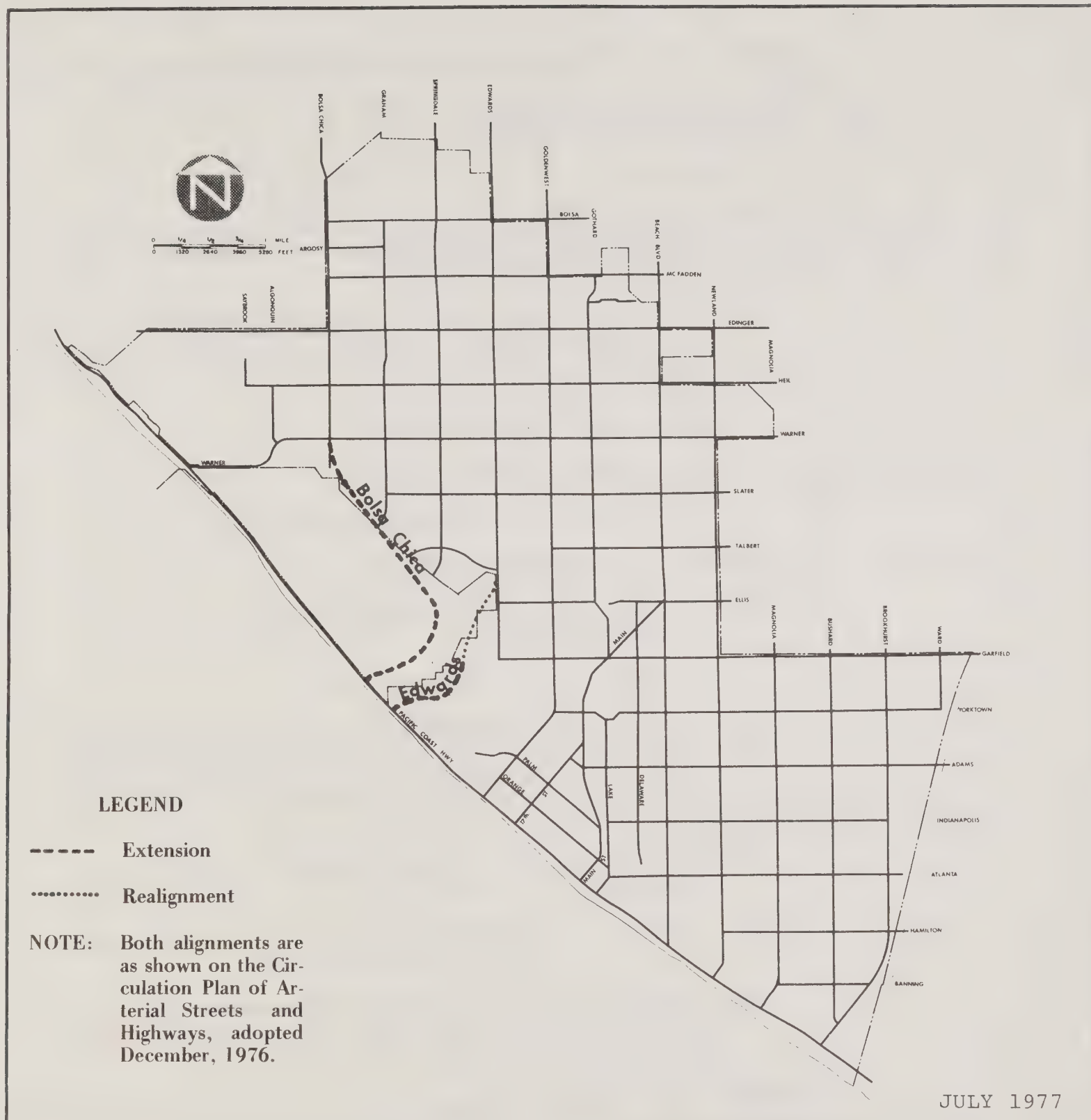


Figure 3-7



SCENIC ROUTES  
huntington beach planning department



To establish a system of local scenic routes the following program should be pursued:

1. Continuance of Present Programs

a. Landscaping

- (1) Continue existing program of landscaping all major, primary, and secondary arterial highways with street trees, within budgetary constraints.
- (2) Continue existing program of constructing landscaped medians along specific streets in the City, within budgetary constraints. The location of landscaped medians is a function of a street's:
  - (a) Traffic volume
  - (b) Arterial highway classification
  - (c) Relationship to the City Entrance Program.

b. Land Use and Development Controls

- (1) Continue to impose strict grading restrictions on development in sensitive areas.
- (2) Continue to require tree preservation.
- (3) Continue to control landscaping in private developments by requiring landscape plans for all commercial, industrial, and large residential developments (i.e., planned residential developments and residential units built under the apartment standards).
- (4) Continue to require the undergrounding of utilities in all new development.
- (5) Continue to control the development of civic facilities and civic districts to promote aesthetic harmony.
- (6) Continue to insure consistency of architectural design and materials on property to be owned, controlled, or dedicated to the City of Huntington Beach.

2. Initiation of New Programs

Consideration should be given to initiation of the following new programs:

a. Scenic Route Corridors

- (1) Establish boundaries for scenic route corridors when precise plans of street alignments are adopted.

- b. Signing
  - (1) Post signs denoting the local scenic routes. Possible locations include the beginning and end of each scenic route.
- c. Landscaping
  - (1) Direct the City's Department of Public Works to establish a design theme for scenic routes. A common theme would distinguish a scenic route by its landscaping and street furniture from other arterial highways.
- d. Land Use and Development Controls
  - (1) Enforce a generalized land use plan in the Bolsa Chica through the City's zoning ordinance when the property is incorporated and a comprehensive plan is adopted.
  - (2) Impose building height and setback regulations on all development within the scenic route corridor so as not to obstruct important vistas.
  - (3) Impose sign controls throughout the scenic route corridor which relate to the following considerations:
    - (a) Protection of scenic vistas
    - (b) Compliance with public safety
    - (c) Respect for the proportionate and orderly appearance of advertising in relation to the environment.
  - (4) Implement the program for scenic routes through a zoning ordinance controlling development within the scenic route corridor. The ordinance could include regulations governing:
    - (a) Architectural review
    - (b) Site plan review
    - (c) Land uses
    - (d) Building heights and setbacks
    - (e) Compatible residential densities
    - (f) Building coverage
    - (g) Lot area
    - (h) Historical preservation
    - (i) On- and off-premise signs

- (j) Screening and landscaping
- (k) Grading.
- (5) Encourage development that blends harmoniously with the natural environment, to result in an attractive appearance from the roadway.

e. Turn-Outs

- (1) Include turnouts in the design of scenic routes, to be constructed as development occurs, to maximize the roadways' scenic potential.

### 3.2.3.3 Landscape Corridors

Along the western boundary of the City lies the beach--a unique recreation and resource area. Several local roadways provide regional access to the beach, some of which have been singled out by the California Coastal Zone Conservation Commission (South Coast Region) as potential view corridors and/or scenic routes for automobiles. The view potential of beach access routes is recognized, but it is not felt that these roads should be proposed as scenic routes since they do not possess unique scenic characteristics that would truly qualify them as "Scenic Routes". They are important, however, as access routes to the coast. Consequently, a third category of roadway has been established - "Landscaping Corridor" - to include these major beach access routes requiring special treatment, but not to the extent proposed through the program for scenic routes.

Six roadways were selected for designation as landscape corridors. They are (Figure 3-8):

1. Beach Boulevard - from Adams Avenue to Pacific Coast Highway
2. Brookhurst Street - from Hamilton Avenue to Pacific Coast Highway
3. Goldenwest Street - from the northern boundary of Huntington Central Park to Pacific Coast Highway
4. Lake Street - from Mansion Avenue to Pacific Coast Highway
5. Magnolia Street - from Hamilton Avenue to Pacific Coast Highway
6. Wamer Avenue - from Bolsa Chica Street to Pacific Coast Highway.

A possible regulatory program for landscape corridors has been prepared in keeping with the statement of goals and policies discussed previously. The following program should be considered:

1. Continuance of Present Programs
  - a. Landscaping

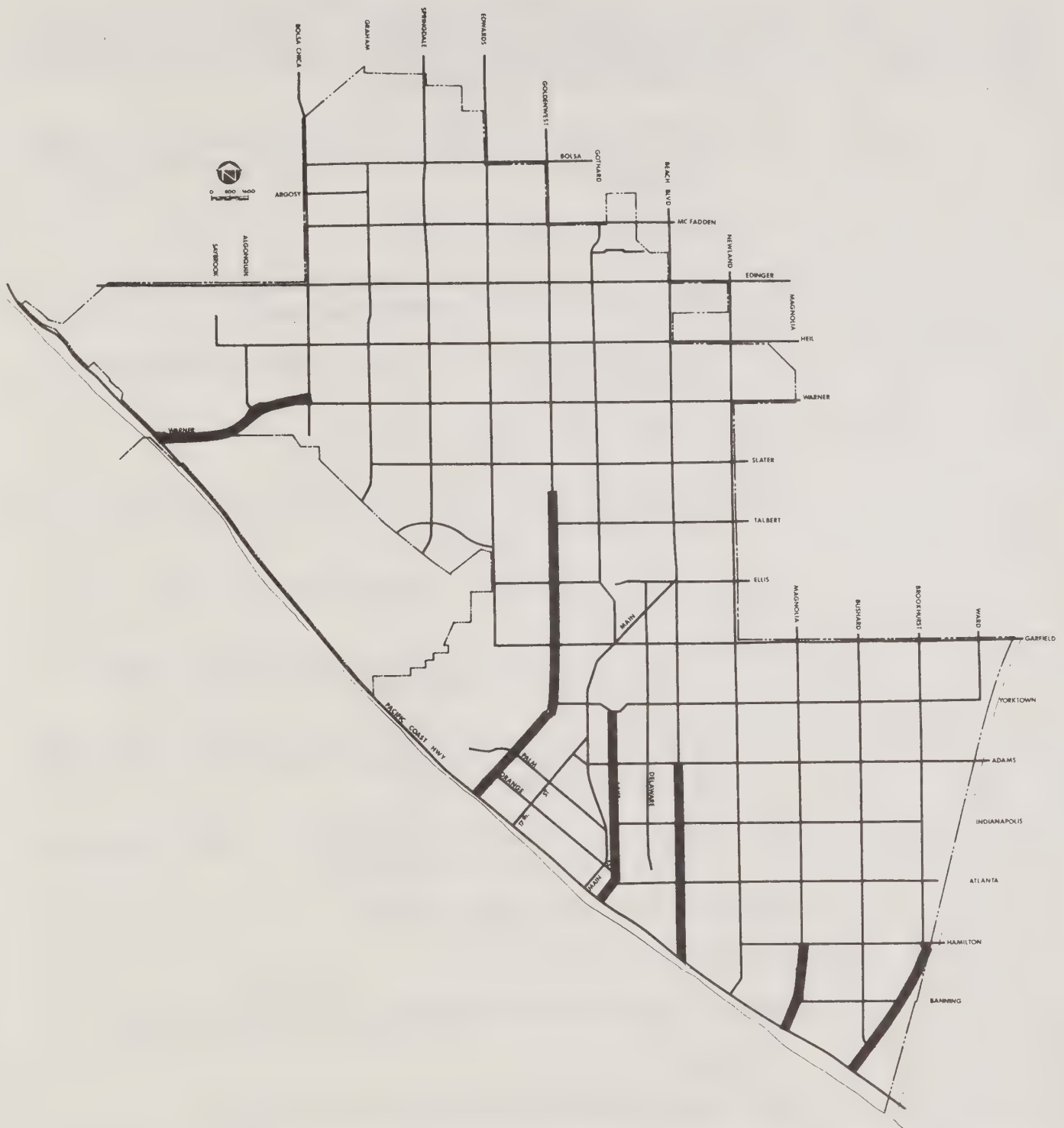


Figure 3-8



# LANDSCAPE CORRIDORS

## huntington beach planning department



- (1) Continue existing program of landscaping all major, primary, and secondary arterial highways according to the Standard Plans, City of Huntington Beach, Department of Public Works, within budgetary constraints.
- (2) Continue existing program of constructing landscaped medians along designated streets in the City, within budgetary constraints.

b. Land Use and Development Controls

- (1) Continue to enforce the existing land use plan through the City's zoning ordinance to assure compability of uses.
- (2) Continue to impose strict grading restrictions on development in sensitive areas.
- (3) Continue to require tree preservation.
- (4) Continue to control landscaping in private developments by requiring landscape plans for all commercial, industrial, and large residential developments.
- (5) Continue to require the undergrounding of utilities in all new developments.
- (6) Continue to control the development of civic facilities and civic districts to promote aesthetic harmony.
- (7) Continue to insure consistency of architectural design and materials on property to be owned, controlled or dedicated to the City of Huntington Beach.
- (8) Continue to impose building height and setback regulations through ordinances on all development.
- (9) Continue to impose sign controls.

2. Initiation of New Programs

Consideration should be given to initiation of the following new programs:

a. Landscaping

- (1) Direct the City's Department of Public Works to:
  - (a) Readjust priority listing of median and roadway landscaping to ensure that landscape corridors are landscaped as soon as practical.
  - (b) Establish a design theme for landscape corridors. A common theme would distinguish a landscape corridor by its landscaping and street furniture from other arterial highways.

- (2) Specify type of landscape materials required in private developments fronting on the landscape corridor through the proposed Arboricultural and Landscape Standards and Specifications which will govern on-site landscape construction.



# HOUSING ELEMENT



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section 3.3

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### 3.3 HOUSING ELEMENT

The Housing Element is intended to direct residential development and preservation in a way that coincides with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its dwelling units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as recent legal requirements that housing policy be made a part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals.

A revised Housing Element was adopted by the Huntington Beach City Council on July 2, 1984. The revised Housing Element is in conformance with the November 1977 Housing Element Guidelines issued by the State of California Department of Housing and Community Development.

#### 3.3.1 Goals, Policies and Programs

The City of Huntington Beach has adopted three goals for its housing program which are consistent with State and Regional housing policies. These goals are:

1. The attainment of decent housing within a satisfying living environment for households of all socioeconomic, racial, and ethnic groups in Huntington Beach.
2. The provision of a variety of housing opportunities by type, tenure, and cost for households of all sizes throughout the City.
3. The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

In order to progress toward the attainment of these goals, the City has committed itself to specific policies and programs. The policies are organized around five issue areas which are identified by the California Department of Housing and Community Development as important priorities in addressing local housing problems. This section presents a discussion of the problems inherent in each of the issue areas, followed by policies adopted by the City to resolve these problems. The programs intended to effect their solution then are discussed, including anticipated impacts, responsible agencies, financing, and the time frame for completion of each program.

#### 3.3.2 Accessibility

Providing housing opportunities for all households regardless of race, color, religion, sex, family size, marital status, national origin, ancestry, age or physical disability is an essential element of a sound housing program. In order to assure non-discrimination in housing, the City contracts with the Orange County Fair Housing Council which investigates complaints of discrimination because of race, ethnicity, marital status, or sex. The Fair Housing Council also handles problems with evictions, rent increases, sub-standard housing conditions, and disputes regarding deposit returns, as well as arbitrating landlord-tenant conflicts.

One problem needing attention is that of handicapped and elderly persons whose access to decent housing may be prevented by architectural barriers. Policies and actions addressing these special needs have been included under accessibility because it is felt that the lack of assistance to these groups may constitute a subtle, if unintended, form of housing discrimination.

### 3.3.2.1 Policies

In order to assure accessibility to decent housing for all, the City of Huntington Beach shall:

1. Promote fair housing practices throughout the city.
2. Promote housing which meets the special needs of handicapped and elderly persons.
3. Encourage the provision of adequate numbers of housing units to meet the needs of families of all sizes.

### 3.3.2.2 Programs

1. Action: Utilize the services of the Orange County Fair Housing Council .

Anticipated Impact: All complaints of discriminatory practices in housing within the City will receive attention. In addition, OCFHC will provide counseling in landlord-tenant disputes, special assistance for ethnic minority and female-headed households (which includes escort services to locate adequate housing), bilingual housing literature and video-tape presentations, day-care services, and housing assistance counseling.

Responsible Agencies: Huntington Beach HCD

Financing: The City will contribute to the Orange County Fair Housing Council. \$20,000 in CDBG funds have been approved for its support this year.

Schedule: Ongoing

2. Action: The City will make available Redevelopment Agency-owned property within the Talbert-Beach redevelopment area for the construction of senior citizen housing.

Anticipated Impact: Aid in production of 164 units for senior citizen housing.

Responsible Agencies: Huntington Beach HCD/Redevelopment Agency

Financing: \$4.6 million Tax Exempt

Schedule: 1985 Financing \$340,000 CDBG Loan

3. Action: Develop City standards to implement new state and federal laws for access and adaptability for the physically handicapped.

Anticipated Impact: More locational choice for the physically handicapped due to an increase in the supply of suitable rental units.

Responsible Agencies: Huntington Beach HCD and Department of Development Services.

Financing: Department Budgets

Schedule: 1984-1985

4. Action: Maintain a directory of accessible housing for handicapped persons, and provide referral services.

Anticipated Impact: Assistance to handicapped persons in locating housing.

Responsible Agencies: Huntington Beach HCD and the Dayle MacIntosh Center

Financing: No cost to the City

Schedule: Ongoing

5. Action: Provide grants to owners of rental housing for modifications necessary to make units accessible to and suitable for the physically disabled.

Anticipated Impact: The provision of an increased number of rental units suitable for physically disabled persons.

Responsible Agencies: Huntington Beach HCD and the Dayle MacIntosh Center

Financing: \$1500/unit grant from CDBG funds

Schedule: Ongoing

6. Action: As part of the ongoing rehabilitation program, fund rehabilitation loans which include improvements to make housing accessible to handicapped persons within designated neighborhoods.

Anticipated Impact: An increased amount of locational choice for the physically disabled.

Responsible Agencies: Huntington Beach HCD

Financing: CDBG funds (see Section 3.3.5.2(3))

Schedule: Ongoing

### 3.3.3 Adequate Provision

Adequate provision for the housing needs of all economic segments of the community is an issue of the highest priority in Huntington Beach. For reasons previously discussed, it appears unlikely that market forces alone will produce enough housing that is affordable to low and moderate income households to



meet expected needs. Since decent housing for all is important to the welfare of the entire city, it is particularly important to address this need through the use of those public powers which impact housing.

### 3.3.3.1 Policies

To ensure adequate provision of housing for all economic segments of the community, the City of Huntington Beach shall:

1. Utilize developer agreements and density bonuses where feasible to encourage the production of low and moderate income housing.
2. Take advantage of existing infrastructure and public improvements to provide additional affordable housing by allowing second units in single family zoning districts.
3. Encourage mixed-use projects containing residential and non-residential uses which can take advantage of shared land costs to reduce the costs of land for residential uses.
4. Promote adoption of development standards which reduce housing costs.
5. Continue to expedite the permit process for residential projects.
6. Undertake economically feasible programs to provide for housing throughout the community to meet the needs of low and moderate income households.
7. Provide the management and personnel resources necessary to carry out identified housing programs and responsibilities.
8. Continue and expand utilization of Federal and State housing assistance programs.
9. Encourage the participation and financial commitment of private entities in attaining housing goals.
10. Encourage the provision and continued availability of a range of housing types throughout the community, with variety in the number of rooms and level of amenities.
11. Promote the availability of sufficient rental housing stock to afford maximum choice of housing type for all economic segments of the community.
12. Encourage the retention of adequate numbers of mobile homes and investigate areas for potential new mobile home zoning.
13. Encourage the provision of alternative housing through replacement housing and/or relocation for low or moderate income households displaced by public or private developments.
14. Ensure that any adverse impacts are minimized when increasing densities or relaxing standards in order to provide for low and moderate income housing.

15. Continue to enforce the mobile home conversion ordinance.

### 3.3.3.2 Programs

1. Action: Continue to provide tax-exempt single family mortgage revenue bonds to provide below market rate financing for moderate income first-time buyers.

Anticipated Impact: Make a greater share of housing stock available to first-time buyers.

Responsible Agencies: Huntington Beach HCD

Financing: Huntington Beach sale of mortgage revenue bonds

Schedule: Ongoing

2. Action: Consider the feasibility of permitting a waiver or reduction of development fees for projects participating in an affordable housing program.

Anticipated Impact: If feasible, such an amendment could be expected to decrease the cost of housing.

Responsible Agencies: Department of Development Services

Financing: Department budget

Schedule: 1985

3. Action: Provide consultation and technical assistance to aid private developers in expanding housing opportunities.

Anticipated Impact: Increased housing choice and more affordable housing.

Responsible Agencies: Department of Development Services and Huntington Beach HCD

Financing: Department administrative budgets

Schedule: Ongoing

4. Action: Initiate an outreach campaign to solicit participation of private developers in affordable housing programs; maintain a roster of interested firms.

Anticipated Impact: The production of affordable housing.

Responsible Agencies: Huntington Beach HCD

Financing: HCD Administrative Budget

Schedule: Ongoing

5. Action: Continue to contract with the Orange County Housing Authority to administer the Section 8 Housing Assistance Program and any successor programs.

Anticipated Impact: Maintenance of the current level of assisted housing participation in the City.

Responsible Agencies: Huntington Beach HCD and the Orange County Housing Authority.

Financing: HCD Administrative funds/OCHA

Schedule: Ongoing

6. Action: Contract with the Orange County Housing Authority to screen and verify incomes of potential participants in housing programs.

Anticipated Impact: Ensure that recipients of affordable housing are qualified for such housing.

Responsible Agencies: Huntington Beach HCD/OCHA

Financing: HCD Budget

Schedule: Ongoing

7. Action: Review development standards to determine which ones can be relaxed in order to reduce housing cost; process appropriate code revisions.

Anticipated Impact: Reduction in the cost of housing.

Responsible Agencies: Department of Development Services

Financing: Department Budget

Schedule: 1985

8. Action: Continue to provide tax exempt mortgage financing for new multi-family housing.

Anticipated Impact: The Huntington Breakers will contain 342 units. Of these 25 percent or 86 units will be allocated as affordable and offered on first right basis to Redevelopment Agency's relocation/replacement housing.

Responsible Agencies: Huntington Beach HCD/Redevelopment Agency

Financing: \$16 million tax exempt financing (closed in March 1983)

Schedule: 1984

### 3.3.4 Standards and Plans For Adequate Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function of both zoning and General Plan land use designations. Since the City is already developed to a large extent, provision for future housing needs may require the rezoning of some areas where appropriate to meet housing needs and where economically feasible in terms of City facilities and services. An assessment of the adequacy of sites must include the collective capacity of sites community-wide as well as the suitability of individual sites for non-market rate housing.

#### 3.3.4.1 Policies

To assure the adequate provision of sites for housing, the City of Huntington Beach shall:

1. Utilize the following criteria for identifying and evaluating potential sites for low and moderate cost housing. Sites should be:
  - a. Located with convenient access to:
    - (1) Arterial highways and public transportation
    - (2) Schools, parks, and recreational facilities
    - (3) Shopping areas
    - (4) Employment opportunities
  - b. Adequately served by public facilities, services, and utilities
  - c. Minimally impacted by seismic and flood hazards. Where such hazards cannot be avoided, adequate mitigation measures shall be incorporated into the design of all proposed development.
  - d. Minimally impacted by noise and blighted conditions
  - e. Compatible with surrounding existing and planned land uses
  - f. Located outside areas of predominantly lower income concentrations
2. Plan for residential land uses which accommodate anticipated growth from new employment opportunities.
3. Locate residential uses in proximity to commercial and industrial areas and transportation routes to provide convenient access to employment centers.
4. Promote the rezoning of vacant or recyclable parcels of land to higher densities where compatible with surrounding land uses and available services in order to lower the cost of housing.
5. Utilize surplus park and/or school sites for residential use where appropriate and consistent with the City's General Plan.



### 3.3.4.2 Programs

1. Action: Review the proposed comprehensive revision of Division 9 of the City Municipal Code to ensure it reflects Housing Element policies and programs while maintaining adequate standards for development.  
  
Anticipated Impact: Ensure consistency in carrying out the housing program while maintaining quality development.  
  
Responsible Agencies: Department of Development Services  
  
Financing: Department budget  
  
Schedule: 1985-1986
2. Action: Monitor changes in industrial and commercial land uses to assess their impact on residential land use.  
  
Anticipated Impact: This action is intended to reflect changing conditions in the City in order to adequately respond to current housing needs.  
  
Responsible Agencies: Department of Development Services  
  
Financing: Department budget  
  
Schedule: Ongoing
3. Action: Investigate the feasibility of utilizing vacated school and park sites and other publicly owned land for low and moderate cost housing.  
  
Anticipated Impact: Increase in the availability of sites for low and moderate income housing, and provision of incentives to private developers to produce affordable housing.  
  
Responsible Agencies: Department of Development Services and Department of Public Works  
  
Financing: Department budgets  
  
Schedule: Ongoing
4. Action: Investigate General Plan land use and zoning designations to determine where increased densities can be utilized to provide for rental units for households of lower and moderate incomes.  
  
Anticipated Impact: Increase in the number of suitable sites for development of affordable housing.  
  
Responsible Agencies: Department of Development Services  
  
Financing: Department budget  
  
Schedule: 1985-1986

### 3.3.5 Preserving Housing and Neighborhoods

The State of California has made housing preservation and conservation a high statewide priority. While most of the City's housing stock is less than 20 years old and in good condition, a recent Community and Neighborhood Enhancement Program identified areas of deteriorated older units. Two neighborhoods in particular, the Downtown and the Oakview neighborhood, have been designated as targets for rehabilitation under the Community Development Block Grant Program. Investor-owners within the Oakview Area have expressed enthusiastic support for this project and currently 64 units within the area are being rehabilitated.

#### 3.3.5.1 Policies

In order to preserve housing and neighborhoods, the City of Huntington Beach shall:

1. Encourage the maintenance and repair of existing owner-occupied and rental housing to prevent deterioration of housing in the City.
2. Encourage the rehabilitation of substandard and deteriorating housing where feasible.
3. Where possible, take action to promote the removal and replacement of those substandard units which cannot be rehabilitated.
4. Provide and maintain an adequate level of community facilities and municipal services in all community areas.
5. Improve and upgrade community facilities and services where necessary.

#### 3.3.5.2 Programs

1. Action: Review all changes in planned land uses to determine the cumulative impact on community facilities.

Anticipated Impact: The assurance of adequate levels of community facilities and services to all areas of the City.

Responsible Agencies: Department of Development Services and Department of Public Works

Financing: Department budgets

Schedule: Ongoing

2. Action: Continue to make available low interest rehabilitation loans for low-income owner-occupied housing.

Anticipated Impact: Rehabilitation of deteriorated housing in the City and preservation of existing single-family housing stock. The program goal is 25 units per year with a maximum loan of \$15,000 per unit.

Responsible Agencies: Huntington Beach HCD

Financing: \$950,000 CDBG original loan pool; \$200,000 annual addition.

Schedule: Ongoing

3. Action: Enhance and preserve the multi-family housing stock within the Oakview Neighborhood.

Anticipated Impact: The rehabilitation of 64 units in the Koledo Demonstration Program is underway and the program will be expanded to the remainder of the area in the future years.

Responsible Agencies: Huntington Beach HCD/Redevelopment Agency

Financing: CDBG Rehabilitation Loan Pool; possible use of Redevelopment Agency Funds

Schedule: Ongoing

4. Action: Within selected target areas, provide low interest rehabilitation loans to investor-owners of multi-family rental housing.

Anticipated Impact: Rehabilitation of deteriorating multi-family housing and the preservation and enhancement of rental housing stock occupied by low and moderate income households. Goal of 35 units per year.

Responsible Agencies: Huntington Beach HCD

Financing: CDBG Loan Pool and CDBG Funds

Schedule: Ongoing

5. Action: Monitor housing conditions in neighborhoods considered marginal or at risk for deteriorated conditions in order to identify the need to expand existing rehabilitation programs.

Anticipated Impact: The prevention of deterioration in marginal neighborhoods.

Responsible Agencies: Huntington Beach HCD

Financing: CDBG funds

Schedule: Ongoing

6. Action: In concert with a private developer, develop and implement a comprehensive improvement plan for Commodore Circle.

Anticipated Impact: Rehabilitation of 80 units and initiation of occupancy and maintenance standards.

Responsible Agency: Huntington Beach HCD

Financing: \$200,000 in CDBG funds/Rdevelopment Agency Tax Exempt Financing

Schedule: 1984-1985

7. Action: Prepare a City-wide Maintenance ordinance.

Anticipated Impact: Provide an enforcement tool to insure uniform maintenance consistent with the standard prevalent in the community.

Responsible Agency: Huntington Beach HCD

Financing: Department Budget

Schedule: 1985

8. Action: Continue to actively enforce land use ordinances.

Anticipated Impact: Improved maintenance throughout the City.

Responsible Agency: Department of Development Services

Financing: Department Budget

Schedule: Ongoing

### 3.3.6 Preserving Affordability

An important aspect of making housing available to all economic segments of the community is ensuring that assisted housing remains affordable to the income groups for which it was intended or which presently occupy it. In the rental housing market, the priority of preserving affordability may conflict with that of preserving housing and neighborhoods, since rehabilitated units can command higher rents. This conflict necessitates a delicate balance.

#### 3.3.6.1 Policies

In order to preserve affordability, the City of Huntington Beach shall:

1. Promote and, where possible, require the continued affordability of all units produced with participation by the City or its authorized agents including density bonuses and tax exempt financing.
2. Encourage the continued affordability of those units utilizing public funds for rehabilitation.
3. Regulate the conversion of existing apartment units to condominiums to minimize the adverse impact of such conversion on the supply of low and moderate income rental housing, keeping in mind that condominium conversion may, at times, provide affordable opportunities for home ownership.



### 3.3.6.2 Programs

1. Action: Oversee the requirements for continued affordability of low and moderate income units produced under the housing program with tax exempt financing.

Anticipated Impact: The retention of affordable units produced with the tax exempt financing program.

Responsible Agencies: HCD/Redevelopment Agency

Financing: Proceeds of tax exempt securities sales

Schedule: Ongoing

2. Action: Prepare a condominium conversion ordinance.

Anticipated Impact: Regulate the conversion of rental housing to ownership units in order to mitigate impacts on affordable rental housing.

Responsible Agencies: Department of Development Services and the Office of the City Attorney

Financing: Department budgets

Schedule: 1984

3. Action: Continue to pursue production of affordable housing, utilizing CDBG funds, Redevelopment Agency funds and other available resources to meet the Redevelopment Agency's ongoing relocation/replacement agency obligations.

Anticipated Impact: Increase the supply of affordable housing.

Responsible Agencies: Department of Development Services and Huntington Beach HCD/Redevelopment Agency

Financing: CDBG funds, Redevelopment Agency funds and other resources as available.

Schedule: Ongoing

4. Action: Create and maintain an inventory of sites potentially suitable for affordable housing and refer these to private developers.

Anticipated Impact: This action will facilitate the production of affordable housing.

Responsible Agencies: Huntington Beach HCD/Redevelopment Agency

Financing: CDBG funds/Tax Exempt Financing

Schedule: Ongoing

5. Action: Meet and consult with mobilehome owners who are potential displacees from mobilehome parks which intend to convert to other uses.

Anticipated Impact: Assessment of impacts and preparation of strategies to address needs of displacees.

Responsible Agencies: Redevelopment Agency and Department of Development Services

Financing: Department Budgets

Schedule: Ongoing

6. Action: Provide financial assistance for relocation of persons displaced by redevelopment activities, including occupants of mobilehomes.

Anticipated Impact: Mitigation of adverse impacts on displaced residents.

Responsible Agency: Huntington Beach HCD

Financing: CDBG funds \$585,000 1984-85

Schedule: Ongoing

### 3.3.7 Energy Conservation

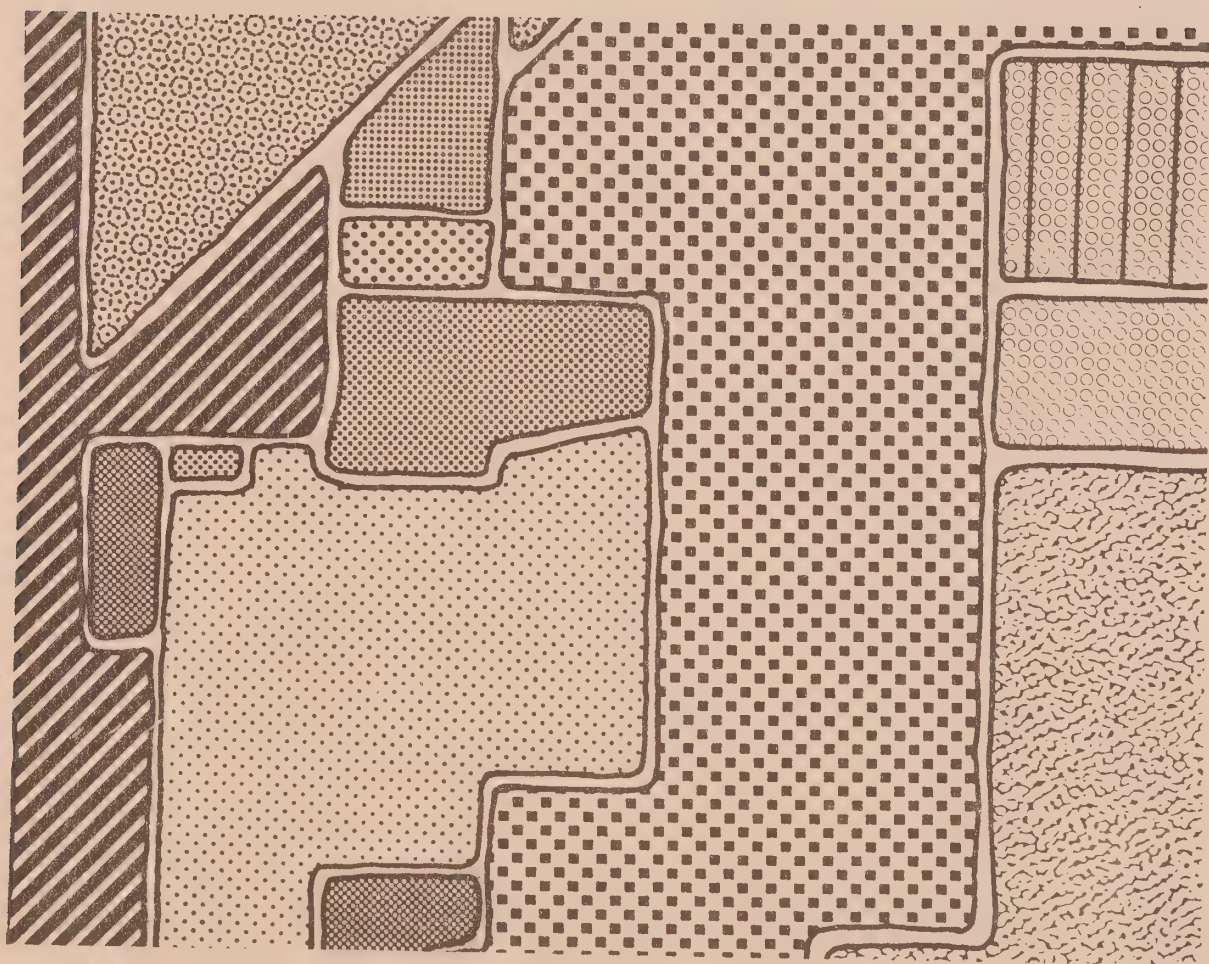
Reducing expenditures for energy can result in effective reductions in housing expense, since the costs of utilities are part of overall housing costs. The City does, therefore, want to encourage more efficient use of energy, to promote both private benefits (less expensive utility bills) and public benefits (reduced reliance on imported fuel).

#### 3.3.7.1 Policies

1. Encourage passive solar design in the development of new housing.
2. Consider developing retrofit ordinances requiring attic insulation and weatherstripping to be implemented at the time of resale or improvements to the dwelling.
3. Investigate the feasibility of using renewable energy sources (solar and geothermal) for hot water, space, and pool heating of larger housing developments.
4. Study the possibility of revising current zoning regulations to ensure solar access.
5. Study the possibility of revising subdivision regulations to address solar access.
6. Review and revise current municipal landscaping and tree policies so that landscaping in the City minimizes shading of solar systems.

7. Revise local EIR and site plan review guidelines to address the issue of solar access.
8. Encourage CC&Rs that protect solar access in new development.
9. Adopt development standards that specify to what extent energy features must be incorporated into residential projects.
10. Continue to encourage alternatives to the automobile such as buses, bicycling, and walking.

# LAND USE ELEMENT



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section 3.4

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### 3.4 LAND USE ELEMENT

The Land Use Element provides a generalized picture of anticipated physical development as well as criteria for making land use decisions. Reflecting the findings and recommendations of all the other elements of the General Plan, the Land Use Element serves as a philosophical tool to relate land resources and community needs to urban functions. The Phase II Land Use Element, along with the other General Plan Elements, looks into the future to 1990, not to develop an exact picture of what Huntington Beach will look like, but to make provisions for anticipated development.

In specific terms, the Phase II Land Use Element: (1) presents determinations of the amount of land required for the basic land uses existing in and desired for Huntington Beach; (2) identifies general locations for these land uses on a Land Use Diagram; and (3) presents an implementation program.

#### 3.4.1 Issues

Several basic issues must be addressed by the Phase II Land Use Element for the City of Huntington Beach:

1. Amount of land to be allocated to each of the various land use categories.
2. Desired character of the Huntington Beach community.
3. Need for harmony among the different land uses.
4. Diversity of the economic base and the potential that continued commercial and industrial development have for achieving this diversity.
5. Costs and benefits of the different land use types.
6. Variations in density and the effect on the living environment of Huntington Beach.
7. Integrating all General Plan Elements into a comprehensive picture of the future.

#### 3.4.2 Goals and Policies

Community attitudes on land use, as reflected in the Policy Plan, have been translated into a summary statement of goals and policies. These goals and policies represent the basic guiding principles for the future development of Huntington Beach.

##### 3.4.2.1 Community Appearance

To develop and maintain high standards of visual beauty within all areas of the City by:

1. Preserving areas of significant scenic beauty such as waterways, bluffs, trees, and historical landmarks
2. Utilizing Edison easements for greenbelts and City-owned tree farms.

#### 3.4.2.2 Parks, Recreation, and Open Space

To capitalize on the outdoor and environmental potential of the City by:

1. Acquiring land for parks, open space, and recreation prior to land development, where possible
2. Developing a system of trails linking the City parks, beaches, and bluffs
3. Maximizing the preservation of historic, scenic, geological, topographical, and archaeological sites
4. Developing community centers that combine high schools, community parks, recreational centers, branch libraries and other uses in one area
5. Maximizing the potential of the beaches.

#### 3.4.2.3 Natural Resources

To provide for the proper development, maintenance, improvement, preservation, and use of the City's natural resources by:

1. Developing greenbelts and preserving natural areas of vegetation where possible
2. Maintaining existing City lakes
3. Maintaining natural topography
4. Controlling traffic density to minimize air pollution
5. Removing and restoring oil production areas as wells become non-productive
6. Establishing sanctuaries and preserves for the protection of wildlife in its natural habitat
7. Promoting design in development that will accommodate energy conservation features
8. Promoting a pattern of development within the City which would facilitate the establishment of mass transit systems.

#### 3.4.2.4 Shoreline

To develop the shoreline as a unique, irreplaceable regional recreational asset by:

1. Designating areas and standards for the location of high rise and commercial complexes
2. Providing parking for residents and beach users
3. Encouraging all governmental entities to improve, coordinate, and maintain the public beaches within the City

4. Preserving natural tidal areas
5. Encouraging citizen participation in shoreline development
6. Preventing development on the public beaches that is not essential nor recreation-oriented.

#### 3.4.2.5 Housing

To provide and maintain a quality living environment so that members of all economic, social, and ethnic groups may reside in Huntington Beach by:

1. Providing a variety of housing types in all areas of the City
2. Providing an adequate level of community services, facilities, improvements, and maintenance in all areas of the City.

#### 3.4.2.6 Community Facilities

To insure a full range of community facilities that provide for the general public's health, safety and welfare by:

1. Providing utility systems to meet projected demands
2. Providing meeting centers for civic and other groups
3. Providing efficient, economical refuse disposal
4. Encouraging the proper location and planning of facilities such as churches, nursing homes, day care centers, well-baby clinics, etc.
5. Encouraging the location of municipal, county, state, federal, and other governmental facilities within or near the Civic Center.

#### 3.4.2.7 Residential Development

To encourage and maintain a well balanced variety of residential densities and uncrowded living environments by:

1. Encouraging rational use of land and other natural resources
2. Encouraging development of neighborhoods that are available and attractive to diverse economic groups
3. Insuring adequate open space in all residential areas.

#### 3.4.2.8 Commercial Development and Tourism

To insure commercial development that is economically viable, attractive, well related to other land uses, and satisfies the needs of the City's residents

To promote the development of services and facilities necessary to support a tourist industry by:



1. Encouraging planned commercial development that will coincide with residential growth
2. Continuing to diversify the economic base of the City and increasing the tax base
3. Promoting the revitalization of the Downtown area
4. Promoting hotel and tourist-oriented retail development in appropriate locations
5. Encouraging development of commercial complexes as centers of activity
6. Continuing to promote development of commercial centers
7. Distributing commercial centers and relating them to service areas.

#### 3.4.2.9 Industrial Development

To seek out and encourage industrial development that will broaden the City's economic base, that is diversified, that is well related to other land uses, and that provides local job opportunities by:

1. Encouraging industrial development in several dispersed industrial parks
2. Locating industrial uses adjacent to compatible land uses
3. Providing appropriate transportation access to designated industrial areas
4. Establishing effective environmental standards that minimize the external effects on other land uses and the environment
5. Eliminating conflicts between existing industrial uses and non-compatible land uses.

#### 3.4.2.10 Annexation

To annex only those areas with common interests and which can be efficiently and economically served by City facilities through:

1. Utilizing planning to assure that annexed areas are compatible with surrounding areas of the City
2. Insuring that annexed areas provide sufficient tax base to assure that the area will not cause tax increases for current residents of the City.

#### 3.4.2.11 Multi-Story Policy Plan

The primary purpose of the multi-story Policy Plan is to establish the principles that will guide the preparation of a city-wide multi-story ordinance, any specific plans containing multi-story structures, and individual multi-story developments. In doing so, the goals and development policies contained in this plan provide the basic premise that all multi-story development in the City of Huntington Beach must integrate with and be a complementary component of

the character and context to the City. It is essential that multi-story development be functionally workable, visually pleasing, and consistent with the policies of the City's General Plan.

#### Development Policies

The following policies are intended to be more specific guidelines and criteria for the character, location, and composition of multi-story development in the City. These policies are general in nature, however, they are intended to serve as the specific guides for preparing legislation, further plans, and specific multi-story developments.

1. Develop legislation that recognizes that types of multi-story uses and locations are different.
2. Allow multi-story development only where proposed structures do not harm the natural shape and form of land resources.
3. Accommodate multi-story development that will enhance the physical, social, and environmental characteristics and conditions within the City.
4. Insure that multi-story developments incorporate design criteria that considers the functional relationships between structures, open space, traffic, parking, pedestrian paths, and other site development factors.
5. Insure that multi-story developments incorporate design standards that protect spatial and visual relationships with adjacent buildings and land uses.
6. Insure multi-story development that incorporates the highest quality architectural and design treatment to produce aesthetically pleasing and attractive multi-story structures.
7. Allow development of multi-story structures in activity nodes and special centers such as governmental industrial and business centers, hospital, medical and university centers, and recreation and resort areas within the community.
8. Emphasize appropriately zoned development of multi-story structures in the general areas indicated in Figure 3-9 and listed as follows:

#### Primary Area

- A. Huntington Center Area

#### Predominant Use

commercial/office

#### Secondary Areas:

- B. Five Points/Pacifica Area

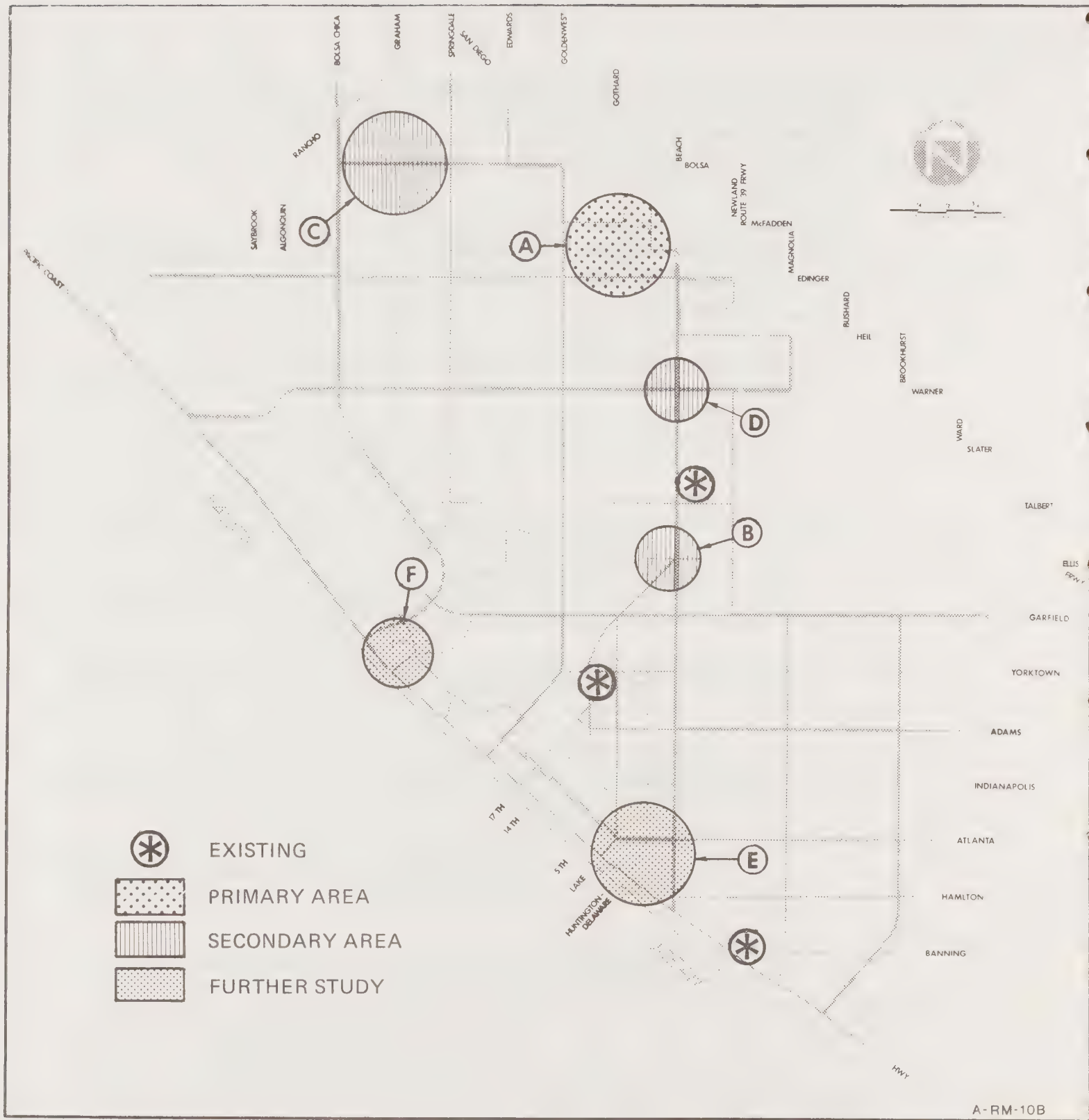
commercial/office/  
residential

- C. McDonnell Douglas Area

industrial/office

- D. Warner/Beach Area

commercial/office/  
residential



# MULTI - STORY LOCATION MAP

huntington beach planning department

9. Further study the suitability of allowing multi-story development with the following areas and as indicated in Figure 3-9:

E. Downtown

F. Seacliff Bluff Area

### 3.4.3 The Land Use Plan

The Land Use Plan reflects the philosophies established in the Phase I Land Use Element, and the decisions contained in subsequent amendments. It also establishes a new "general" approach to land use planning in Huntington Beach. The new general nature of the Land Use Plan makes the comprehensive General Plan a flexible document allowing numerous implementation alternatives. In this manner, while the General Plan offers a definitive policy guide for the future, it can also be responsible to the changing needs of the community.

The development patterns included in the Land Use Plan are characterized by a mixture of low, medium and high density residential areas that are collectively considered as moderate development. The residential districts or neighborhoods are provided the appropriate commercial service and public facilities necessary for a self-contained residential unit. The mixture of residential densities provided in varying locations should enhance the suburban residential image of Huntington Beach. It should also provide a variety of housing choices and types. With proper implementation, it should not price potential residents out of the market.

The Land Use Plan indicates that all remaining residentially designated properties will be developed at densities consistent with those described in the Land Use Element Background Report and approved in previous amendments. It also indicates the standards and criteria that will apply to all types of land uses throughout the City (included in Section 3.4.3.1).

The Land Use Plan allows high density development in specified areas and only after careful consideration as to environmental impacts, traffic generation, impact on public services, compatibility with surrounding land uses and overall desirability. At ultimate development, higher but not high concentrations of dwelling units and people may be located in areas near the beach. This should reestablish a beach orientation for a substantial number of Huntington Beach residents. Higher density residential development will also be located in nodes throughout the remainder of the City.

#### 3.4.3.1 Standards and Criteria

Land use standards and criteria for the Huntington Beach Planning Area have been developed as part of the Phase II Land Use Element. These standards and criteria are designed to serve as a general guide for the future development of Huntington Beach in terms of location of uses, allowable residential densities, etc. Based on these standards and criteria, guidelines as to intent and purpose can now be clearly defined for reflection in the zoning code and other implementation tools.



## Residential

The intent of the Phase II Land Use Element is to maintain the existing character of Huntington Beach while providing a decent home and suitable living environment for all persons residing in the City. To satisfy the housing needs of the community, the Land Use Plan provides for all types of housing. The specific residential land use categories established for the General Plan are discussed on the following pages. All of the residential categories are described in terms of dwelling units per gross acre. Although each category defines the general types of housing units suitable for that category, a variety of housing types - single family detached, clustered units, apartments - might be allowed provided the maximum number of dwelling units does not exceed the maximum for that particular category.

1. Estate: This residential category of single-family development is primarily intended to add to housing variety, increase spaciousness, and enhance the open space character of certain portions of the City. Allowable densities are 2 or less, 3 or less, and 4 or less dwelling units per gross acre. General criteria for determining the location of estate residential are:
  - a. Areas where public facilities and services are utilized to capacity or above and expansion is not possible or desirable
  - b. Areas subject to natural hazards such as seismic risk, flood potential, problem soils, or topographic limitations
  - c. Areas that are undeveloped or underdeveloped
  - d. Areas adjacent to natural reserves, parks and recreational facilities
  - e. Areas where undivided acreage is held under common ownership.
2. Low Density: This residential category includes the area of Huntington Beach where single-family detached dwelling units now exist or will be constructed. The allowable density is 7 or less dwelling units per gross acre. Low density planned unit cluster development is allowable under this land use designation. The primary criteria for the location of low density residential development are:
  - a. That it is within neighborhoods bounded by the arterial street system
  - b. Neighborhood facilities such as schools and parks are convenient to the area
  - c. The area is served by convenient commercial development.
3. Medium Density: This type of residential use is designed to encourage and concentrate the development of housing of a more intense nature than single-family detached dwelling units. Duplexes, triplexes, apartments, condominiums, and townhouse developments will predominate in this category. Single-family homes, such as patio homes, may also be suitable. The allowable density is 15 or less dwelling units per gross acre. The criteria for medium density residential are as follows:

- a. Locate in close proximity to commercial and other business areas, educational and institutional facilities, cultural, and other public facilities (e.g. transportation routes).
  - b. Should serve as a buffer or transition area between low density or estate residential and more intense land uses, where possible.
4. Medium-High Density: This residential category is designed to allow a greater concentration of development than is permitted under the medium density category while setting an upper limit on density that is lower than the most intense and concentrated residential development allowed in the City. Apartments, condominiums, and townhouse developments are expected to predominate in this category. The allowable density is 25 or less dwelling units per acre and location criteria are as follows:
  - a. In transitional areas between medium and high density land uses.
  - b. Near major transportation routes and highways.
  - c. In proximity to commercial areas and activity areas.
5. High Density: This residential land use designation is designed to accommodate the most intense and concentrated residential development in the City. Although most types of housing units and spatial arrangements would be permitted subject to the density standards, the most typical housing type will be apartments. Mostly congregated into large garden type complexes, high rise would also be suitable in these areas. Locational requirements are as follows:
  - a. In or adjacent to intensive land use areas
  - b. Near major transportation routes and highways
  - c. In proximity to commercial areas and other activity areas
  - d. Near or highly accessible to work areas
  - e. High rise where scenic and view potential exists.

The density allowable in high density residential areas is more than 25 units per gross acre.
6. Residential Neighborhood Standards: Huntington Beach utilizes the concept of neighborhoods to serve as a general guide for the development of residential areas into functional units. Density designations do not necessarily need to be identical and in the interest of housing variety, compatible land use designations should be assigned within neighborhoods. Residential neighborhoods should meet the following criteria as well:
  - a. Average population of 2,500 people
  - b. Average area of 160 acres
  - c. Arterial streets should provide boundaries but should not pass through neighborhoods

- d. Interior streets should be short and curvilinear where possible and utilize cul-de-sac and/or other design practices to prevent vehicular intrusion into the residential area
  - e. Parks, elementary schools, convenience commercial, and other suitable facilities should be within walking distance
  - f. Pedestrian and vehicular access to arterial streets should be limited.
7. Density Bonus: Where a developer has agreed to construct a percentage of the total units of a housing development for persons and families of low and moderate income, the City may grant a density bonus of that same percentage over the otherwise allowable density under the applicable zoning ordinance and General Plan land use designation subject to a development agreement and as long as the following findings are made by the Planning Commission:
- a. The capacities of the City and County water, sewer, and storm drain systems are adequate to accommodate the proposed increase in density as well as all other planned land uses in the area.
  - b. The proposed increase in density will not have a significant adverse impact on traffic volumes and road capacities, school enrollments, and recreational resources.
  - c. The character of the surrounding area is not adversely impacted nor the overall intent of the General Plan sacrificed.

### Commercial

Huntington Beach has approximately 1,286 acres of land designated for commercial use. The commercial land use categories established for the General Plan are as follows:

- 1. General Commercial: The majority of the land designated for commercial use falls under this category. The types of uses that are specifically allowed are:
  - a. Convenience and neighborhood commercial developments
  - b. Community shopping centers
  - c. Regional shopping centers
  - d. Highway related commercial uses.

In addition, hotels, motels, and office professional uses would be permitted.

Criteria for commercial uses are presented in Figure 3-10. These criteria should be used to guide zoning decisions relating to commercial uses.

CITY OF HUNTINGTON BEACH  
LAND USE ELEMENT  
CRITERIA FOR COMMERCIAL USES

CATEGORY	POPULATION SERVED	AREA REQD.	MAXIMUM SERVICE DISTANCE	FUNCTION	LOCATION
Convenience	3000 people	$\frac{1}{2}$ - $1\frac{1}{2}$ Acres	$\frac{1}{2}$ mile	Major tenant food pick up market to serve neigh- borhood.	Intersection of local or second- ary arterial streets.
Neighborhood	About 10,000 people	$1\frac{1}{2}$ -10 Acres	1 mile	10-15 re- tailers, major tenant supermarket & often in- cludes service stations.	Major & primary arterial inter- sections.
Community	15,000 people or more	10-35 Acres	10 to 15 min. drive	Anchor tenants are usually jr. dept. store &/ or market.	Major & primary arterial intersections.
Regional	100,000	35 Acres & over	Up to 30 min. drive	Supplements down- town anchor tenants; one to five major dept. stores.	Major arterial & freeway junction.
Highway/ Arterial Related	Varies	Varies	Varies	Service stations, drive-in restaurants, motels, etc.; also desirable to combine with urban arterial com- mercial uses such as auto- mobile sales, furniture and appliance stores, enter- tainment and amusements, etc.	Along primary & major arterials and highways; freeway inter- changes.
Professional/ Administrative	Varies	Varies	Varies	Insurance, real estate, branch banks, attorneys' offices, other personal and private services.	Major and pri- mary arterial intersections.
Medical/ Dental	Varies	Varies	Varies	Medical and dental.	Adjacent to or centered around hospitals.
Mixed Development	Varies	Varies	Varies	Planned com- mercial de- velopments in- tegrated with various land uses.	Freeway inter- changes, tourist centers.

Figure 3-10





2. Office Professional: This category of commercial land use includes land for the exclusive development and/or continued use of low intensity professional and administrative offices. Typical uses found in this category would include insurance, real estate, branch banks, medical offices, attorneys' offices and other personal and private services. These uses should be located, depending upon their functional relationship to other uses, near commercial, general business or government office nodes. Medical or dental offices should be located adjacent to or centered around hospitals. Supporting residential and commercial uses are also permitted.
3. Visitor-Serving: The visitor-serving commercial category is a designation created in response to the Coastal Act policy which encourages adequate visitor-serving facilities in the coastal area. The principal permitted uses are hotels, motels, restaurants, theaters, museums, specialty and beach-related retail, and service uses. Office and residential uses would also be allowed by special permit. These uses are located near visiting-drawing attractions such as the Municipal Pier and the beaches, and along major access routes from inland areas. Office and residential uses shall be conditional only and shall only be permitted if visitor serving uses are either provided prior to other development or assured as part of the development. No office or residential uses shall be permitted in any visitor-serving designation seaward of Pacific Coast Highway.

In visitor-serving commercial development the street level or one-third of the total floor area shall be devoted to visitor-serving commercial uses; however, at least 50 percent of the street level shall be visitor-serving commercial.

In the event of a consolidation of a minimum one block area, conditional uses may be located in separate structures or on separate portions of the parcel in the context of a planned development, provided no less than one third of the total floor area permitted is devoted to visitor-serving uses, and provided that substantial public open space and pedestrian access amenities are provided to maintain a predominantly visitor-serving orientation.

### Mixed Uses

The Land Use Element of the City's General Plan includes a broad mixed development category intended to encourage maximum flexibility. The Coastal Element has refined the category to provide more direction for the types and level of development desired. Two mixed use categories have been developed for the coastal zone, Office/Residential and Commercial/Support Recreation.

1. Mixed Development: Mixed development is designated for the property north of the Huntington Shopping Center and other areas in the City. Types of uses allowable are:
  - a. Retail and specialty commercial
  - b. Office-professional

- c. Hotels and motels
  - d. Residential
  - e. Public facilities
  - f. Light industrial uses
  - g. Open space and recreational facilities.
2. Office/Residential: The intent of this designation is to allow a mix of medium to high density apartments and condominiums with professional office space. This can be accomplished by integrating residential and office uses within the same general area or by vertically mixing these uses within the same building. Limited ancillary retail commercial and service uses are also conditionally allowed; however, the emphasis is on the office/residential mix.

In an urban center, offices and residences are compatible uses which complement each other. In the Downtown, intensified residential uses would provide housing close to employment and add support for planned general and visitor commercial. The offices would provide work opportunities and services to the residential community.

3. Commercial/Support Recreation: This designation conditionally allows commercial facilities as a major use and recreational facilities as a support use. It is especially appropriate for large areas which can be planned as one coordinated development. The City's intent is to encourage uses that are open to the public and that capitalize on the mild climate and beach location. Facilities such as restaurants and hotels will be encouraged as part of a coordinated development.

### Industrial

In determining the suitability of tracts of land for industrial development, the following should be considered: (1) The nature of existing industrial development, (2) The anticipated future need for industrial land, (3) Present and projected surrounding land uses, (4) Economic conditions, (5) Availability of adequate transportation facilities, (6) Availability of public facilities and services and (7) Physical site characteristics.

1. General Industry: Most industry that is considered desirable and compatible with the residential character of Huntington Beach is commonly known as "light industry". Light industry produces minimum emissions of smoke, dust, fumes, vibration and noise.

Generally, industrial development is limited to specific areas solely for industrial parks. Proximity to arterial streets and access to the freeway are considered extremely important. Typical uses would include research and development; electronics; office-type industrial; distribution; warehousing; etc.

2. Resource Production: The resource production designation is intended to accommodate coastal-dependent oil activities. Principal permitted uses

include oil wells, injection equipment, separation and treatment facilities, storage tanks, transmission lines, equipment storage, maintenance yards and administrative offices. This designation is not applied to areas where small-scale oil production activity takes place in conjunction with other primary land uses. Rather, the resource production designation is used for areas where the extraction, separation, storage, and transmission of crude oil constitutes the primary land use and is anticipated to be the major use for the next 15-30 years.

3. Industrial Energy Production: The intent of this land use designation is to protect a unique environmentally sensitive area without precluding expansion options for energy production. These goals are specifically addressed in Coastal Act policies 30233(a)(1) and 30264, which stipulate conditions that must be met in accommodating the construction or expansion of energy facilities in a wetland. Conditions to be imposed include mitigation measures to minimize adverse environmental effects, and measures to maintain or enhance the functional capacity of the wetland.

### Open Space

Open space in Huntington Beach is organized into seven types: (1) Scenic corridors, (2) Recreation area, (3) Resource preserve, (4) Neighborhood park, (5) Water area, (6) Resource production and (7) Planned open space development.

Definitions of these categories are presented in Section 2.1.4 of this report. Criteria for open space use are presented in Figure 3-11.

1. Water: A total of 245 acres of inland channels are located in the Huntington Harbour area. These channels provide recreational opportunities for the residents of the Harbour and the general public, and access to the ocean via Anaheim Bay in Seal Beach. Inland channels are depicted on the land use plan as water open space. The principal uses allowed in this category are water-oriented recreation such as boating, swimming and fishing.

In Huntington Beach the most important water area is the Pacific Ocean. While it is used primarily for recreational purposes -- swimming, surfing, fishing and boating -- it also serves other functions related to energy production and waste treatment. Although the ocean has important effects on shoreline land uses in Huntington Beach, the coastal waters and their use within the three mile limit are largely regulated by the State of California. For this reason, the ocean is not included as a designation on the map. In order to fully utilize and protect this vital resource, however, the Coastal Element does establish policies to regulate onshore activities affecting the ocean.

Four flood control channels traverse the Huntington Beach coastal zone, conveying drainage and storm runoff from inland areas to the sea. Flood control channels are not considered a major land use in the City and for this reason are not designated as specific uses on the plan. However, the location of these channels are indicated on the map because they can be important for establishing buffers between different land uses. This buffering effect is especially important in the area by the Santa Ana



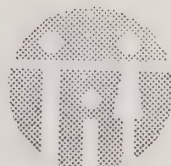
CITY OF HUNTINGTON BEACH  
LAND USE ELEMENT  
CRITERIA FOR OPEN SPACE USES

PARKS

CATEGORY	SIZE	POPULATION SERVED	LOCATION	FUNCTION	TYPICAL FACILITIES
NEIGHBORHOOD	2 to 3½ Acres	½ mile service radius; avg. pop- ulation 2,500 to 3,500.	Adjacent to el- ementary school when possible. Safe & conven- ient access to neighborhood residents; away from arterial streets; on local street.	Primarily children 5-14 yrs. old; also preschool children & family groups; dual use with school fac- ilities.	Closely re- lated to elementary school; contains playground facilities.
COMMUNITY	10-40 Acres	Service radius 1 mile to 1½ mile; 40-50 thousand popula- tion.	Ideally adjacent to high schools; close to ath- letic field for dual purpose.	Serves sev- eral neigh- borhoods; provides for broader rec. needs than neighborhood park does.	May provide both in- door & out- door facil- ities.
REGIONAL	50 Acres and above	Popula- tion ser- ved varies; service radius 30/40 mi.; 1 hour drive.	Where natural features & pop- ulation demands exist.	Serve inter- City, County, & inter- County needs.	Land and/or water fac- ility with scenic character; regional beach fac- ilities.

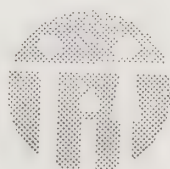
SPECIAL FACILITIES

RECREATION CENTERS	10,000 Square Feet	60,000	In community parks & other appropriate areas.	Multi-pur- pose func- tions: Meetings, Barbecues, Dances Senior- Citizen, etc.	Multi- purpose Building.
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CATEGORY	SIZE	POPULATION SERVED	LOCATION	FUNCTION	TYPICAL FACILITIES
EDISON POWER LINE.	Approx. 6 miles length by 200 feet.	Areas linked together by the easement.	Southeast- ern part of the city.	Neighborhood & community parks; where it abuts schools; natural areas in the remainder.	Neighborhood & community park facili- ties. Bike, horse & hiking trails; natural areas.
GOLF COURSE	100- 140 Acres	Varies	Where appropriate.	Serve public golf needs.	18-hole course, club house & pro shop.
NEIGHBOR- HOOD BEACHES	1/3 Acre	Neigh- borhood oriented.	On inland waterways in locations accessible to the public.	Swimming & Sunbathing	Quiet water orientation.
MARINA	Varies	Varies	Appropriate quiet water areas.	Boat & boat oriented activities.	Boat docks, fuel & stor- age. Yacht club, restau- rant.



River where flood control channels separate undeveloped natural areas from more intense development.

Similarly, the Santa Ana River which forms the eastern boundary of the City of Huntington Beach, is shown on the map but not designated for specific uses.

2. Conservation: Conservation is a designation intended to protect valuable resource areas in the coastal zone from most types of development. The designation allows only certain low intensity activities which provide public access, so long as the resources being protected are not impaired. Such support activities could include picnic and observation areas, nature trails and peripheral bike paths, informational signs or displays, and peripheral parking areas. This designation also allows the additional uses outlined in Sections 30233 and 30264 of the Coastal Act under the conditions stated therein. Conservation areas may be publicly or privately owned; however, public access to these areas is encouraged and should be provided where possible.

The designation is applied to those areas where only very limited use is best due to unstable soil conditions and slopes or the existence of significant wildlife habitats or endangered species, and is an important tool for protecting environmentally sensitive habitats and visual resources.

3. Recreation: Recreation is the designation that covers parks, scenic corridor areas and other general open space areas in the City not described in Water or Conservation. It is used to accommodate both passive and active recreation uses.

In keeping with Coastal Act policies concerning shoreline access and recreation and visitor-serving facilities, the Land Use Plan designates the entire shoreline area between Pacific Coast Highway and the ocean from Warner Avenue to the Santa Ana River, for recreational use. Through additional policies, principal permitted uses in beach areas are limited to open sand areas, beach related recreational activities, and under certain conditions, parking lots, concessions and camping.

Publicly-owned regional and community parks are also designated recreation in the Coastal Element. Local neighborhood parks are similar recreation uses, but because of their size, they are allowed under all designations except conservation.

The recreation designation allows for more intensive uses if compatible with environmental resources. Uses include publicly and privately owned golf courses, tennis and boating clubs, athletic fields, stables, campgrounds, and other commercial recreation uses.

#### Other Uses

The general category of other uses includes publicly owned, quasi-public and institutional facilities that are necessary to support the community by providing educational, cultural, and functional opportunities. Planning units are included as a category including Planning Reserve and Planned Community.

1. Public, Quasi-Public, and Institutional: This category includes:

- a. Government facilities
- b. Schools
- c. Utilities
- d. Churches
- e. Libraries
- f. Historical sites
- g. Fire facilities.

Locational criteria for public, quasi-public, and institutional uses vary by type and size of facilities (See Figure 3-12).

2. Planned Community: This designation is intended to provide for the comprehensive, coordinated planning and development of an identifiable area of land so as to take advantage of the benefits of large scale community planning. The planned community designation allows for the creation of a quality living environment through implementation of a development plan on a minimum fifty (50) acre increment of a designated area. Processing the development plan will follow existing City zoning and subdivision area. Processing the development plan will follow existing City zoning and subdivision codes. Specifically, through the process of subdivision, site plan and circulation plan reviews, integrated developments will be established which are in conformance with the policies of the General Plan.

3. Planning Reserve: Planning reserve is a broadly defined interim designation intended for areas where long term comprehensive planning and development is anticipated. Uses may include:

- a. Land areas in a pre-development phase that are not yet fully planned or ready for immediate development.
- b. Land in transition to ultimate use that may be designated as a "holding" zone (such as the RA or LU District).
- c. Resource production areas including land used for agriculture or oil extraction purposes. (Oil extraction may be combined with land designated as industrial, residential-agriculture, or residential use.)

The intent of this category is not to preclude development, but to identify such areas as deserving special attention and planning efforts.

#### 3.4.3.2 The Land Use Diagram

The Land Use Diagram (Figure 3-13) designates in general the proposed distribution, location, and extent of land uses. Note that the Land Use Diagram does not delineate land uses as would a zoning map. On the contrary, the Diagram is general in nature and reflects a policy of greater flexibility.

CITY OF HUNTINGTON BEACH  
LAND USE ELEMENT  
CRITERIA FOR INSTITUTIONAL USES

LIBRARIES

FACILITY	LOCATION	FUNCTION	MISCELLANEOUS
Central Library	Geographic center of the City.	Central repository & administrative headquarters of library system.	250,000-350,000 volumes sophisticated informational, reference, & bibliography materials. Substantial cultural center depth in general interest areas.
Major Branches (Three)	At existing Main St. site, the North part of town, & Talbert Valley.	Serves as a supplemental facility to central library.	35,000-50,000 volumes, basic collection in general interest areas. Sufficient resources for children, basic informational & research materials for adults & students. Adequate professional personnel.
Bookmobile	Movable facility	Provide convenience to library users especially young children.	Travels to neighborhoods schools, shopping centers, & etc.
Sub-Branch	Near intensive use areas, on arterial	Serves primarily as a book pickup & return.	2,500 to 5,000 sq. ft. depending upon location & population density.

FIRE FACILITIES

Fire Stations	One fire station within 2 miles of all built up sections of the City.	Location of fire companies should be based upon building fire flow requirement. Fire Flow • 2,000 gpm or less 1 engine co. within 2 miles 1 ladder co. within 3 miles	Fire Boat: 1 fire boat with a capacity of 500 gpm within 5 min./90% of time in all marine protection areas. Paramedic Unit: 1 unit within 5 min/80% of time in all populated areas of the City.
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FACILITY	LOCATION	FUNCTION	MISCELLANEOUS
		<ul style="list-style-type: none"> <li>4,500 gpm or less 1 engine co. within 1-1/2 miles 1 ladder co. within 2 miles</li> <li>7,500 gpm or less 1 engine co. within 1 mile 1 ladder co. within 1-1/2 miles</li> </ul>	
Adminis- tration	Civic & Fire Head- quarters	Provide administration & public information services & fire prevention.	
Support facili- ties	Where appropriate	<ul style="list-style-type: none"> <li>A. Central fire training facility.</li> <li>B. Central city- wide communication</li> <li>C. Fire apparatus maintenance &amp; supply facility.</li> </ul>	Fire training facility in industrial area.
<u>CIVIC FACILITIES</u>			
Civic Center	On arterial street con- venient to citizens.	Administrative & legislative center.	
Corpor- ation Yard	In industrial area convenient to all parts of city.	Maintenance & storage of City-owned equip- ment.	Facility would primarily serve public works, & service City vehicles; limited service would be provided for police, fire & harbors & beaches.
Civic Auditorium & Conference Center	In the downtown area. Near hotel complex & specialty shop area.	Facilities for com- munity activities & conventions.	Facility would hold meetings, conferences, conventions, & theatre activities.



FACILITY	LOCATION	FUNCTION	MISCELLANEOUS
Municipal Parking Areas	Beach area & downtown areas.	Provide public parking.	Developed by municipal parking authority.

#### QUASI PUBLIC FACILITIES

FACILITY	LOCATION	FUNCTION	MISCELLANEOUS
Church, Rest Home, Private School, Clubs, etc.	Intersection of primary & secondary or two secondary highways.	Provide facilities & activities that are public in nature, but private in scope.	Sites should be of an adequate size for function, provide parking; facility should be integrated & compatible with the area it's located in.

#### POLICE FACILITIES

FACILITY	LOCATION	FUNCTION
Patrol Units	One within 1½ min. of emergency call. 5 min. for non-emergency call.	Protection of life & property. Prevention of crime.
Police & Administration Facilities	Civic Center	Provide administration, training & public information. Investigation services-communication, detention.
Support Facilities	Where necessary & appropriate.	Police garage & heliport maintenance of vehicles & helicopters, pistol range.

#### SCHOOL FACILITIES

FACILITY	GRADE	DESIGN AND LOCATION	SPACE REQUIRED	SERVICE RADIUS	ENROLLMENT	MISCELLANEOUS
Elementary	Grades K-8	On local st. within neighborhood (Qtr. sec.); adjacent to neighborhood park.	8-15 acs	½ - ¾ mi	700	Elementary school should be accessible from dwelling unit by foot without crossing any arterial.

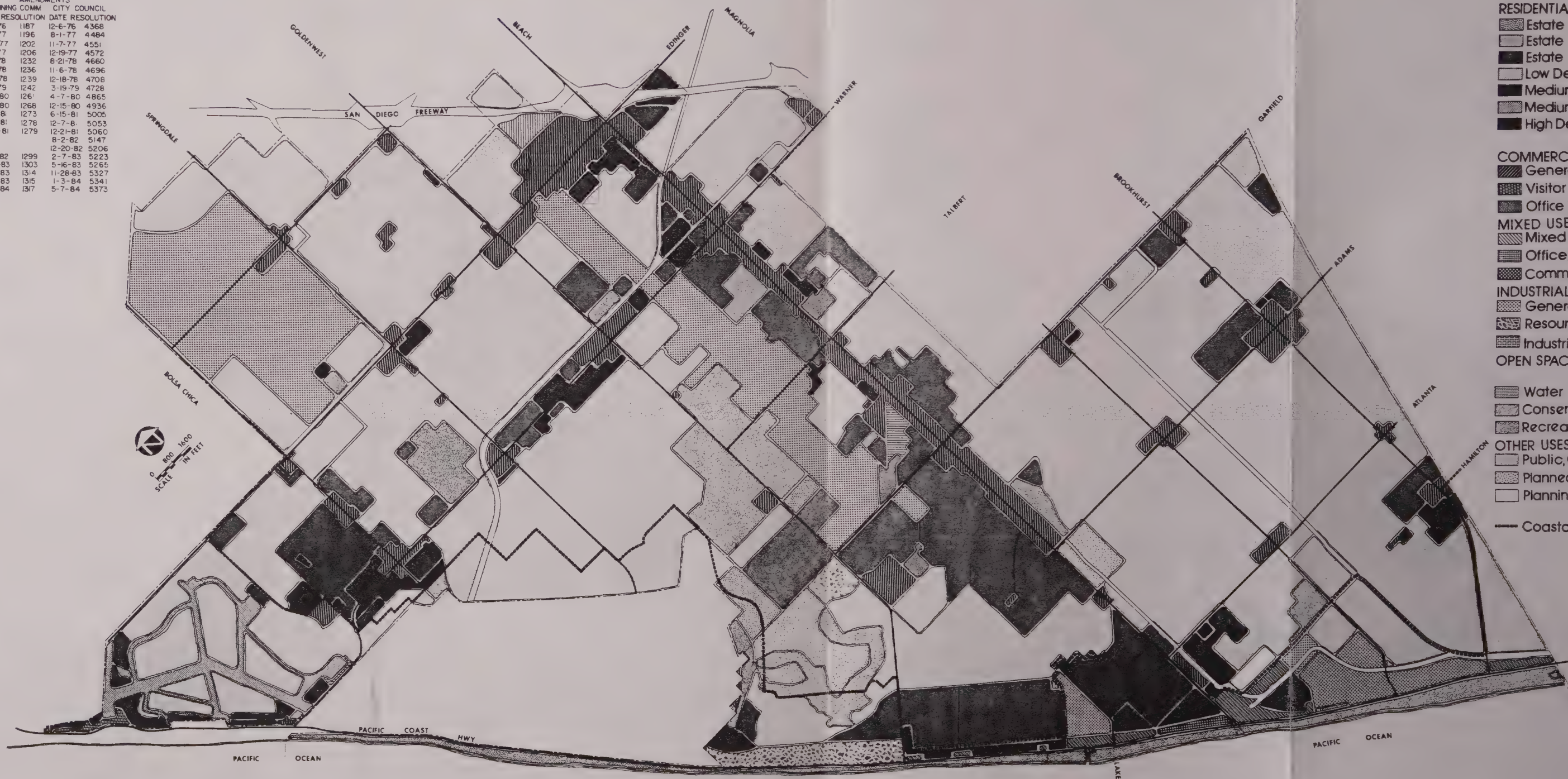


FACILITY	GRADE	DESIGN AND LOCATION	SPACE REQUIRED	SERVICE RADIUS	ENROLLMENT	MISCELLANEOUS
Intermediate (Junior High)	Grades 7-8	Should be away from major arterials near concentration of dwelling units.	14 - 15 Acres	1 mile	840 to 1200	Ideally adjacent or near park facilities. Pedestrian access important.
High	Grades 9-12	On arterial street, convenient access, proximity to other facilities is desirable.	50 Acres	2 miles or more	3000	Should be located adjacent to a community park area. School should be screened from noises or objectionable uses.
Community College	Grades 13-14	On arterial St. convenient to all areas near fwy.	50 Acres & above	1 mile walk or Bus/auto distance.	5000 - 15,000	Provides higher education & cultural programs for the community.





AMENDMENTS			
PLANNING COMM	CITY COUNCIL	DATE RESOLUTION	DATE RESOLUTION
11-6-76	1187	12-6-76	4368
6-7-77	1196	8-1-77	4484
9-29-77	1202	11-7-77	4551
12-6-77	1206	12-19-77	4572
8-1-78	1232	6-21-78	4660
10-17-78	1236	11-6-78	4696
11-21-78	1239	12-18-78	4708
3-6-79	1242	3-19-79	4728
3-18-80	1261	4-7-80	4865
10-21-80	1268	12-15-80	4936
5-19-81	1273	6-15-81	5005
11-3-81	1278	12-7-81	5053
11-17-81	1279	12-21-81	5060
		8-2-82	5147
		12-20-82	5206
12-7-82	1299	2-7-83	5223
4-19-83	1303	5-16-83	5265
10-4-83	1314	11-28-83	5327
12-6-83	1315	1-3-84	5341
4-3-84	1317	5-7-84	5373



## Land Use Categories

### RESIDENTIAL

- Estate  $\leq 2$  un/gac
- Estate  $\leq 3$  un/gac
- Estate  $\leq 4$  un/gac
- Low Density
- Medium Density
- Medium High Density
- High Density

### COMMERCIAL

- General
- Visitor - Serving
- Office Professional

### MIXED USES

- Mixed Development
- Office/Residential
- Commercial/Support Recreation

### INDUSTRIAL

- General
- Resource Production
- Industrial Energy Production

### OPEN SPACE

- Water
- Conservation
- Recreation

### OTHER USES

- Public, Quasi-Public, Institutional
- Planned Community
- Planning Reserve

Coastal Zone Boundary



HUNTINGTON BEACH CALIFORNIA  
PLANNING DIVISION

GENERAL PLAN  
LAND USE DIAGRAM  
Adopted December 1976  
Revised MAY 1984

C-BM-205





Minor supporting land uses which do not set the character in a planning area are not designated on the Land Use Diagram. A set of policies guide the development of these minor land uses but do not designate precise locations. (See Figure 3-14 for a map indicating the general location of community facilities.) The broad land use categories established by the Land Use Diagram allow the flexibility necessary to deal effectively with evolving physical development pressures.

Numerous implementation alternatives are permitted under the Land Use Diagram due to its general nature. In this way, the General Plan can be responsive to the changing needs of the community without having to carry out time-consuming amendments to the Land Use Element as frequently as have been required in the past.

When designating an area for a certain land use, the key concept to consider is the character of the area. For instance, an area may be primarily residential but include an elementary school and a convenience commercial center. The character of such an area is residential and it is so designated. Although the school and commercial center are not residential uses, they are supportive of the residential use and are uses considered normal in any residential area. However, as an example, if the commercial center was part of a significant commercial district serving more than the surrounding residential development, then a commercial designation would be in order.

Beyond considering the character of an area, there are no hard and fast rules for determining whether a land use should be specifically designated or simply be considered as permissible under another land use category. However, size is used as a criterion. Figure 3-15 delineates the size criteria for each land use type. However, the character of an area is the most important consideration. Consequently, an elementary school might contain more than twenty acres but still be designated a residential area. The service area of the non-residential land uses should also be considered. Commercial uses may serve more than the immediate neighborhood and as such constitute more than a supporting land use for the neighborhood.

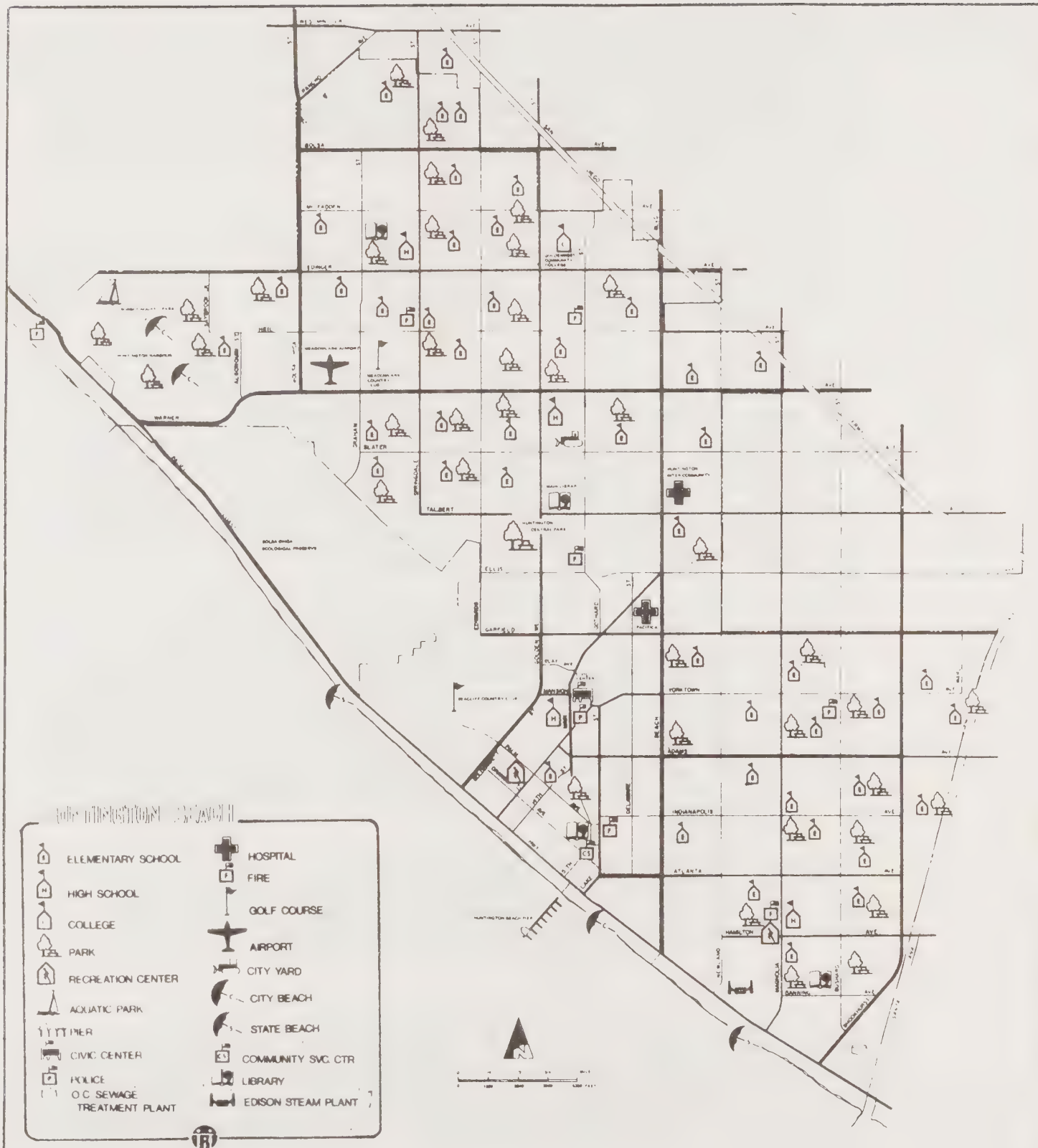
The Land Use Diagram is intended to be proactive, not reactive. As a result, the Diagram, in general, will show planned uses rather than reflecting existing uses. However, if a particularly large area is a public utility or a school, for example, then designating such a use with a consistent designation is reasonable.

#### 3.4.3.3 Statistical Summary

The acreages devoted to each of the various land use categories are outlined in Figure 3-16. Based on the acreage totals for residential use, an estimated 223,000 persons are projected to occupy a maximum of approximately 85,000 units. A complete discussion of projected population and dwelling unit totals is included in the Environmental Impact Report on the General Plan (Huntington Beach Planning Department, August, 1976).

#### 3.4.3.4 Implementation Program

The implementation program for the Land Use Plan is divided into three categories:



## GENERAL LOCATION OF COMMUNITY FACILITIES

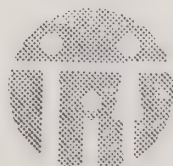


SIZE CRITERIA FOR  
DETERMINING LAND USE DESIGNATIONS

<u>LAND USE CATEGORY</u>	<u>CRITERIA*</u>
Residential	
Estate	1 acre or more
Low Density	1 acre or more
Medium Density	1 acre or more
High Density	1 acre or more
Commercial	
General	1½ acres or more
Office-Professional	10 acres or more
Mixed Development	1½ acres or more
Industrial	
General	1½ acres or more
Public Uses	
Public, Quasi-Public, Institutional	20 acres or more
Open Space	(A) For parks-community parks, Huntington Central Park or 20 acres or more. (B) All others - 20 acres or more
Planning Units	
Planned Community	50 acres or more
Planning Reserve	Any size
Other Uses	
Resource Production	20 acres or more

\*If a land use does not meet the criteria, a designation more appropriate to the character of the area will be assigned. The criteria should be applied flexibly since determination of the character of an area is the overriding issue.

Figure 3-15





# LAND USE ELEMENT STATISTICAL SUMMARY

<u>STATUS</u>	<u>LAND USE CATEGORY</u>	<u>GROSS ACRES</u>
Incorporated	Residential	11,630
	Estate	287
	Low	8,730
	Medium	1,968
	Medium-High	42
	High	603
Incorporated	Commercial	1,286
	General	1,072
	Office-Professional	75
	Visitor-Serving	139
Incorporated	Mixed Uses	155
	Mixed Development	75
	Office/Residential	51
	Commercial/Support Recreation	29
Incorporated	Industrial	1,762
	General	1,437
	Resource Production	126
	Industrial Energy Production	199
Incorporated	Open Space	1,468
	Water	245
	Conservation	20
	Recreation	1,203
Incorporated	Other Uses	873
	Public, Quasi-Public	641
	Planned Community	210
	Planning Reserve	22
	Subtotal (Incorporated)	<u>17,174</u>
Unincorporated (Bolsa Chica)	Other Uses	1625
	Planning Reserve	1625
	Subtotal (Unincorporated)	<u>1625</u>
	Total (Planning Area)	<u>18,799</u>

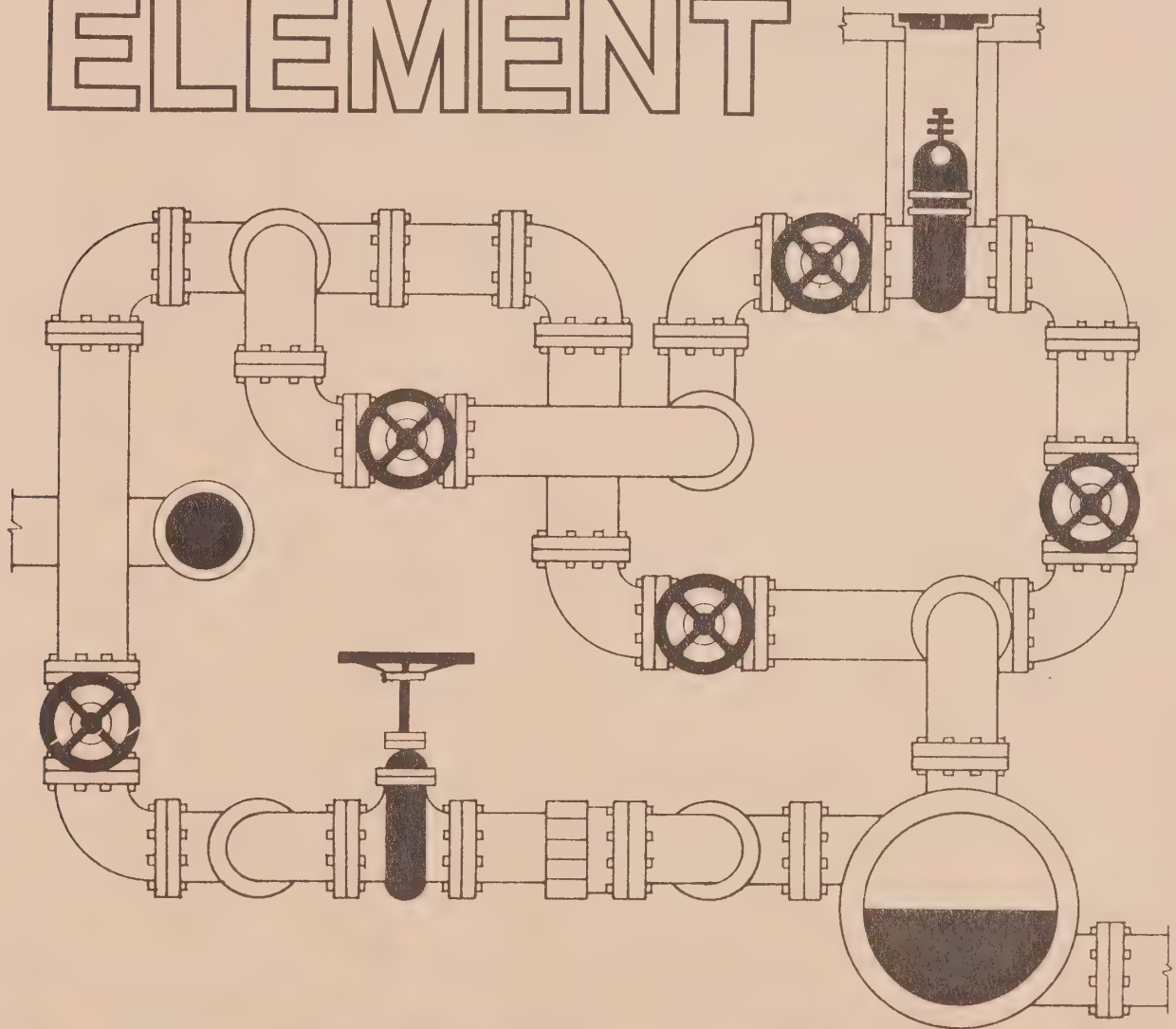


Figure 3-16

1. Existing Policies and Programs - includes policies and programs that are merely continuations of existing City policies and programs.
  - a. Continue to utilize the Specific Plan to implement the General Plan, where appropriate.
  - b. Continue to conduct special area studies.
  - c. Continue to work with the property owner to establish a development plan for the Seaciff Planned Community.
  - d. Continue to work with State and County officials to determine the appropriate land uses for the planning reserve at the mouth of the Santa Ana River.
2. New Policies and Programs - includes policies and programs that should be implemented in the near future.
  - a. Adopt the Land Use Diagram as the official statement of land use planning for the City of Huntington Beach.
  - b. Adopt the land use criteria (Figures 3-10 through 3-12) and the land use categories (Figure 3-16).
  - c. Adopt the following residential density standards:
    - (1) Estate Residential: maximum 2 units/gross acre
    - (2) Estate Residential: maximum 4 units/gross acre
    - (3) Low Density Residential: maximum 7 units/gross acre
    - (4) Medium Density Residential: maximum 15 units/gross acre
    - (5) High Density Residential: more than 15 units/gross acre.
  - d. Institute and actively pursue a program to facilitate development consistent with the General Plan through streamlining and simplifying necessary processes and eliminating unnecessary ones.
  - e. Revise Division 9 of the Huntington Beach Municipal Code to eliminate provisions and uses that are not consistent with the goals and policies of the General Plan.
  - f. Identify all properties not presently zoned in conformance with the General Plan and institute zone changes.
  - g. Establish a systematic method of reviewing and updating, where appropriate, the Land Use Element and the General Plan.
3. Further Investigation - includes items of concern requiring further investigation and analyses.

- a. Investigate existing industrially general planned and/or zoned parcels within the City and recommend retention or deletion as well as alternative land uses.
- b. Investigate the excess commercially zoned property on Beach Boulevard and recommend retention or deletion as well as alternative land uses.
- c. Investigate and recommend alternative land uses for the Bolsa Chica Planning Reserve.

# COMMUNITY FACILITIES ELEMENT



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section 3.5

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### 3.5 COMMUNITY FACILITIES ELEMENT

The Community Facilities Element is intended to provide direction for the provision of community facilities needed to serve existing and proposed development in the City in a coordinated and cost efficient manner. It is also intended as a basic informational document, containing pertinent data regarding the status of the City's major capital facilities.

#### 3.5.1 Sewerage System

The provision of adequate public sewerage facilities in the City of Huntington Beach is an important prerequisite to residential as well as other types of development. Since private systems for individual lots (e.g., septic tanks) are not appropriate in the City, a public system must be provided. The major functions of this system are to collect and transport wastewater away from individual homes and other establishments, to treat this wastewater, and to dispose of it in a manner that is not detrimental to the public health or to the environment.

Collection and treatment of wastewater in Huntington Beach is accomplished by a combination of City and County facilities which include sewer pipe, pump stations and a treatment plant. Small sewer pipes collect wastewater from individual buildings. The sewage is then transported through a series of consecutively larger pipelines to a treatment plant where it is treated and discharged into the ocean.

The City's sewerage system is functioning adequately to serve existing development, although a number of facilities are nearing capacity or are expected to exceed capacity at ultimate development of the General Plan. Vacant areas must be sewered before development can occur. There are also several County sewers and pump stations that have been identified as potentially undersized. City sewers in the Downtown area generally have adequate capacities but are in a deteriorated condition and may have to be replaced or relocated as existing land uses in the area are recycled. City and County master planned sewerage facilities are shown in Figure 3-17.

The City expects to have adequate funds over the next five years to construct the majority of sewer projects which have been identified as necessary. This does not include improvements to Downtown area sewers which, although deteriorating, are not expected to cause major problems within the next five years.

#### 3.5.2 Drainage System

The purpose of the City's drainage system is to convey water away from property and streets. The biggest source of water runoff is rainfall, however, runoff from activities such as watering lawns and washing cars is also conveyed by drainage facilities. These facilities are also part of the City's flood control system. By conveying runoff away from streets and property, drainage facilities help prevent the flooding of these areas during heavy storms.

Storm drainage and flood control for the City is accomplished by a combination of local and regional facilities. City streets and arterials are designed to carry certain volumes of stormwater runoff. Catch basins and storm drains are

constructed underneath these arterials where additional capacity is needed. Discharge from City streets and storm drains flow primarily into City or County open channels which ultimately drain into the ocean.

The City's drainage system is not adequate to meet the City's goal of carrying runoff volumes during 10- to 25-year storms. Numerous drainage deficiencies exist throughout the City including the Downtown area. County flood control facilities which traverse the City are also inadequate to carry desired flows. Because drainage facilities are not heavily utilized on a day-to-day basis, the problems may not be as apparent or seem as important as sewerage and water deficiencies. However, when a large rain storm does occur, inadequate drainage facilities, particularly pump stations, can result in extensive flooding of streets, property and even structures. Drainage channels and pumping stations are shown in Figure 3-18.

Projected revenues from the City's drainage fees are not expected to adequately fund needed improvements. Furthermore, state law greatly limits the ability of the City to transfer drainage fees from one district to another or from master planned to non-master planned facilities in order to fund most needed projects first.

### 3.5.3 Water System

The provision of an adequate supply of water is a prerequisite to any development in the City. The water supply system must serve the demands of residents, commercial establishments, industrial processes, and fire fighting activities when necessary.

The City's water system can be described in terms of three major components: (1) supply, including wells and purchased water; (2) storage, including reservoirs and groundwater reserves; and (3) distribution, including transmission lines and other water pipes (Figure 3-19).

In general, the City provides for supply and storage facilities and those distribution pipes which transmit water from these facilities to large areas of the City. The City requires developers to provide for the water facilities that serve individual developments.

The City's water system is functioning adequately to meet the day-to-day needs of City residents. There are indications, however, that the system contains fire flow deficiencies and might not provide adequate water to fight a major fire in certain buildings or developments. The City's Downtown area contains water pipes which are corroding and are potentially undersized to serve new development.

The City expects to collect adequate monies from the sale of water to fund projects which the City's Water Division recommends to increase overall water supply and system efficiency. This includes a limited program of pipe replacement in the Downtown area but not extensive improvements which may be required if new development is intense. This also does not include projects to correct fire flow deficiencies.















Source: Huntington Beach Water Division, 1980.

Figure 3-19



HUNTINGTON BEACH CALIFORNIA  
PLANNING DIVISION

## City Water System Transmission Mains, Reservoirs and Wells



#### 3.5.4 Public Buildings

The City owns 152 structures which provide space for a variety of activities such as government meetings, City staff functions, equipment storage and operation, recreation and cultural and educational services. The City incurs considerable costs in maintaining existing structures, and the construction of additional facilities can be a major expense. It is important that the space available in existing facilities be used efficiently and that all structures be provided adequate maintenance to avoid unnecessary repairs and premature deterioration.

The majority of City-owned structures are used for City functions and are maintained by City personnel. Several buildings, however, are leased to private entities for a variety of purposes with the tenants responsible for regular maintenance. The City also leases two buildings from other agencies for municipal use.

The City's public structures are generally adequate to meet current needs but do contain some deficiencies. Some activities are taking place in older structures not originally designed for their current use. There is also a need for more covered storage space to prevent unnecessary exposure of vehicles and equipment. Two facilities, the City's heliport and the fire/police maintenance garage, have been or will soon be vacated due to poor condition. Alternate space for these functions will have to be provided.

There is no single established source of funds for public building improvements and it is unlikely that adequate monies can be obtained in the near future to construct all the improvements and new structures suggested by City departments.

#### 3.5.5 Utilities

Electricity, natural gas, telephone, refuse collection and cable television services for the City are all provided by outside agencies. The opportunity for direct City input into the planning and design activities of these agencies is limited. The City can, however, promote as much voluntary coordination and exchange of information between these agencies as possible to help insure adequate facilities and avoid repeated improvement projects in the same City arterials.

##### 3.5.5.1 Electricity

The Southern California Edison Company supplies electric power to the City of Huntington Beach. The primary electric facilities that Edison operates in the City are the Huntington Beach generating station, the Ellis transmission substation, and the Bolsa, Oceanview, Slater, Wave, Recovery and Hamilton distribution substations. The generating station produces high voltage power which is reduced by the transmission and distribution substations to a lower voltage level for consumer use.

##### 3.5.5.2 Natural Gas

The Southern California Gas Company supplies natural gas to the City of Huntington Beach. The primary gas facilities in the City are located

underground and include gas pipelines and distribution regulator stations. Over ninety percent of the natural gas used by City residents is produced in Texas. Large transmission lines carry this gas under high pressure to California where it is transmitted to individual cities through a network of high pressure lines. Distribution regulator stations eventually reduce the gas pressure to a level appropriate for consumer use.

#### 3.5.5.3 Telephone

The General Telephone Company provides telephone service to the City of Huntington Beach. The Company's Orange Division Headquarters are located in the City at Slater Avenue and Gothard Street and contain a business office, service office, construction office, switching room and maintenance yard. There are also three central offices in the City housing the switching room facilities which distribute and connect individual calls. Telephone poles and cables through the City transmit calls to individual users.

#### 3.5.5.4 Cable Television

Dickinson Pacific Cablesystems is currently constructing cable television facilities in the City under a franchise agreement with the Public Cable Television Authority of which the City is a member. Construction of the City's system began in early 1980 with the first subscriber being "switched on" in July of that same year. Cablesystems anticipates that construction of the entire system will require an additional two years. In approximately 20 years, ownership of the System will revert to the City at no cost.

#### 3.5.5.5 Refuse Collection and Disposal

The City recently signed a ten-year franchise agreement with the Rainbow Disposal Company to collect trash from residential, commercial and industrial properties in Huntington Beach. The City pays for collection service from single-family, duplex, triplex and four-plex residential units with individual trash cans at a monthly rate on a per unit basis. Four-plex residential units with trash bins, multi-family residences of five or more units, and commercial and industrial units contract with Rainbow Disposal on an individual basis.

Rainbow Disposal owns and utilizes a maintenance garage and yard in Huntington Beach located at 17121 Nichols Street, east of Gothard Street, south of Warner Avenue. The City identified this site as requiring screening to improve its visual appearance. Rainbow Disposal recently acquired additional land immediately adjacent to the existing site and has plans to construct new maintenance facilities and offices, including off-street parking for refuse trucks and employees. Rainbow Disposal is also considering the development of a recycling center and a private transfer station at this same location.

Refuse generated in the City of Huntington Beach is ultimately disposed of in the Orange County Coyote Canyon Sanitary Landfill located in the City of Irvine. This facility is almost full and is expected to close in 1983. At that time, plans call for waste to be disposed of in the Bee Canyon Landfill located adjacent to the El Toro Marine Base.

The County operates a transfer station located in Huntington Beach on Gothard Street, south of Talbert Avenue. At this facility, many individual trucks from Huntington Beach and adjacent municipalities transfer their loads to larger county trucks which make the trip to the Coyote Canyon Landfill. Hauling larger loads to the landfill as opposed to numerous small loads is a more efficient use of personnel, trucks and fuel.

### 3.5.6 Policies

This section presents the City's policies regarding the provision of community facilities. Implementation of these policies will occur primarily through the implementation of the City's capital improvement program. Additional implementing actions will be required, however, such as preparation of feasibility studies, revision of standards, and increased coordination with other entities.

#### 3.5.6.1 Adequacy of Facilities

This Element has identified a number of deficiencies in the City's existing community facilities systems. Additional deficiencies may be expected to occur when the City is developed to ultimate buildout under the General Plan unless corrective actions are taken. The following policies state the City's intent to correct existing deficiencies where funding permits and to ensure that new development is adequately served.

1. Promote the provision of adequate community facilities within the City of Huntington Beach.
2. Pursue funding for projects to correct existing deficiencies in community facility systems.
3. Prior to issuance of a development entitlement, the City shall make the finding that adequate services can be provided to serve the proposed development, consistent with policies contained in the plan, at the time of occupancy.
4. Prior to constructing new community facilities, consider the impact of those facilities on annual maintenance and operating costs and staffing requirements for maintenance.

#### 3.5.6.2 Financing

The City will not have sufficient revenues in any one year to complete all the improvements identified in this Element. Rather, these projects will have to be initiated over a period of at least five years. For some facilities, such as the City's drainage system, regular sources of revenue are not expected to be sufficient over the next five years to complete all necessary projects. In these cases, projects must be postponed or additional sources of funding must be obtained. The following policies outline the general criteria that will be used by the City to establish priorities for future projects and set forth the City's intent to pursue additional funding where necessary.

1. Use the following priorities as the primary basis for allocating sewer funds:



- a. Overloaded pump stations
  - b. Overloaded sewer pipes in developed areas
  - c. Improved facilities in areas of infill, where needed
  - d. Facilities to serve new development in primarily vacant areas.
2. Evaluate the City sewer fees annually and adjust them as required to reflect current sewer needs and construction costs.
3. Investigate the feasibility of establishing a per volume fee for handling all industrial waste water discharges in excess of 3,000 gallons per day per acre of industrial use into the City's sewerage system.
4. Use the following priorities as the primary basis for allocating drainage funds within individual districts:
  - a. Facilities which are unable to adequately carry runoff from 10-25 year storms and pose hazards to structures
  - b. Facilities which are unable to carry runoff from 10-25 year storms and pose hazards only to streets and lawns
  - c. Facilities to serve new development in vacant areas.
5. Evaluate drainage fees annually and adjust them as required to reflect current drainage needs and construction costs.
6. Investigate additional sources of funding for drainage improvements where critical projects have been identified and it is expected that drainage fees will be inadequate.
7. Establish drainage districts and fees for areas of the City not currently in a district where such action will serve community needs.
8. Use the following priorities as the primary basis for allocating water funds:
  - a. Maintaining adequate water supply
  - b. Eliminating fire flow deficiencies
  - c. Improvements to facilities serving existing development
  - d. Reservoir capacity and withdrawal capability
  - e. Facilities to serve new development in primarily vacant areas.
9. To minimize costs, emphasize the drilling of new wells to increase water supply where necessary as opposed to increased utilization of purchased water.



10. Pursue actions to discontinue the provision of City-owned water service to the Surfside beach area, if feasible.
11. Provide sufficient maintenance funds to protect the City's investment in its community facilities.
12. Study the feasibility of alternative methods of financing maintenance activities.

#### 3.5.6.3 Siting and Design

A basic concern regarding the design and location of any component of a community facility system is that it adequately perform its intended function. There are additional concerns beyond this basic requirement, however, including the efficiency of the total system, its impact on the environment, ease of maintenance and coordination of improvements so that individual sites are not repeatedly impacted. The following policies address these concerns:

1. Coordinate the installation of community facilities with street improvements where possible.
2. Minimize repetitive open trenching of the City's arterials for the installation of community facilities.
3. Design new sewer facilities in accordance with the design criteria contained in the Lowry Sewer Study; design new drainage facilities in accordance with the design criteria contained in the L.D. King drainage study.
4. Design and route new sewers to eliminate the need for pump stations where possible.
5. Where feasible, utilize natural overland flows, open channels and swale routings as preferred alignments for components of the drainage system.
6. Require that new developments in areas of known subsidence construct low flow storm drains and minimize the use of cross gutters.
7. Require that new development employ catch basins and storm drains with baffled compartments where uncontrolled drainage could damage sensitive areas.
8. Site new City buildings and facilities in areas where existing and planned land uses are compatible with the facility that is being proposed.
9. Where appropriate, consolidate and centralize City functions into a minimum number of buildings located on a minimum number of sites.
10. Incorporate energy-saving measures and devices in the design of new City buildings.
11. Avoid extending community facilities to designed or proposed open space areas when surplus capacities could encourage new development detrimental to those areas.

#### 3.5.6.4 Conservation

The intent of the following policies is to prolong the life of the City's community facility systems by minimizing unnecessary exposure to the elements and encouraging efficient use.

1. Provide for adequate covered storage space to protect equipment and supplies from prolonged exposure to the outdoors.
2. Institute actions to minimize infiltration of salt-water into the City sewerage system when such problems occur.
3. Investigate the feasibility of requiring additional water conservation measures for new development to reduce waste water flow.
4. Investigate opportunities for City involvement in resource recycling activities.

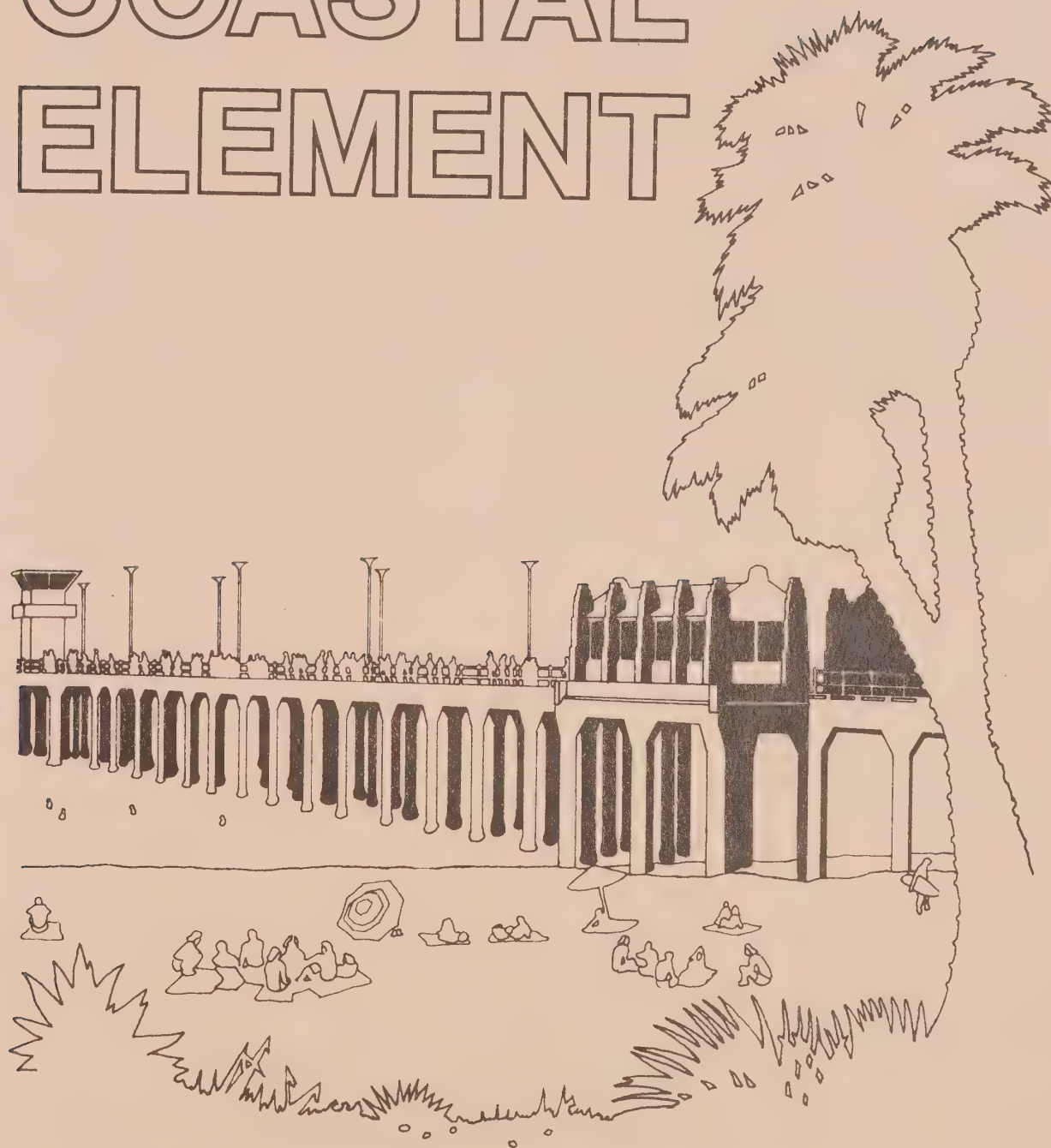
#### 3.5.6.5 Coordination

The City of Huntington Beach is served by a number of regional facilities which are the responsibility of County agencies and private utility companies. It is important that City concerns be incorporated into the planning processes of these other entities. The following policies aim to achieve proper and timely coordination between the City and other responsible agencies to ensure that local concerns are being addressed.

1. Encourage improved coordination between the City and the utility companies with respect to planned community facility projects; provide the utility companies with adequate information regarding the City's general plan.
2. Request that the utility companies (e.g., gas, electricity, telephone) provide the City with information regarding the type of improvements that will be necessary to provide service to proposed development in the City.
3. Encourage the County Sanitation Districts of Orange County to align and construct county facilities in a manner that minimizes the need for City facilities.
4. Encourage the County of Orange to allocate funds to adequately staff and equip the County's solid waste transfer station located in Huntington Beach.
5. Encourage the County to make improvements necessary to bring regional drainage facilities up to the level of a 100-year flood.
6. Support the U.S. Army Corps of Engineer's Santa Ana River improvement project.



# COASTAL ELEMENT



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section 3.6

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### 3.6 COASTAL ELEMENT

Huntington Beach is a shoreline community. Consequently, a significant portion of the City lies within the "coastal zone" as delineated by the State of California. All new development that takes place within the City's coastal zone is regulated by the California Coastal Commission in accordance with the provisions of the Coastal Act of 1976. The Coastal Act established policies for coastal protection and development to be implemented through cooperative action by state and local governments.

In order to meet Coastal Act requirements, the City's Coastal Element includes information sufficiently detailed to indicate the kinds, location and intensity of land uses and applicable resource protection and development policies. The Coastal Element designates different categories of land uses which will be permitted within the coastal zone and specifies the areas where each land use is appropriate. The land use map, categories and additional policies together constitute the Coastal Element, which is intended to reflect local conditions and needs while meeting the Coastal Act policies and requirements.

#### 3.6.1 Issues

The Coastal Element is organized around the following issue areas which have been identified as relevant to the City's coastal zone:

1. Recreation and Shoreline Access
2. Visitor-Serving Facilities
3. Visual Resources
4. Water and Marine Resources/Diking, Dredging and Filling, and Shoreline Structures
5. Environmentally Sensitive Habitats
6. Energy
7. Community Facilities.

#### 3.6.2 Goals and Policies

The goals and policies within the Coastal Element provide guidance and direction for development in the coastal zone.

##### 3.6.2.1 Recreation and Shoreline Access

The coastal zone contains significant public recreation opportunities. Of great importance are the City's nine miles of beaches which provide recreational opportunities for over eight million visitors annually. Demand for recreation in the coastal zone is expected to double in the next fifteen years. In order to provide enjoyable recreation for this anticipated level of visitors and for City residents, it is important that the City preserve and protect existing recreation sites, particularly beach sand areas.



1. Provide for maximum recreational opportunities along the City and State beaches.
  - a. Prohibit development of permanent above-ground structures on the beach sand area with the exception of the following permitted uses:
    - (1) Lifeguard towers and other facilities necessary for public safety
    - (2) Public restrooms and beach concession stands when located immediately adjacent to paved parking or access areas
    - (3) Reconstruction and expansion related to the Municipal Pier
    - (4) Fire rings and volleyball nets
    - (5) Bike trails, bike support facilities, and handicapped access.
  - b. Prohibit expansion of parking facilities that would result in the loss of recreational sand area; expansion of parking facilities on Huntington State Beach between the existing parking area and Pacific Coast Highway would be permitted subject to:
    - (1) City approval of design and landscaping plans
    - (2) State assurance that curbs, gutters, sidewalks, transit turnouts and street lighting will be provided when improvements to this section of Pacific Coast Highway are implemented.
  - c. Prohibit groins, cliff retaining walls, pipelines, outfalls, and other such construction that may alter natural shoreline processes unless designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

In addition to preserving the existing amount of space available for recreational use, the City shall also encourage the provision of additional recreation areas and facilities in the coastal zone.

2. Protect, encourage, and where feasible, provide a variety of recreation facilities which provide opportunities for all income groups.
  - a. Provide opportunities for recreational fishing and support facilities on the Huntington Beach Pier.
  - b. Require that any plans for restoration or replacement of the Municipal Pier include the following provisions:
    - (1) Areas for recreational fishing and support facilities
    - (2) Unobstructed public views seaward from the end of the Pier
    - (3) Significant opportunities for unobstructed public views of the ocean and shoreline
    - (4) Pedestrian access as the primary mode of circulation on the Pier
    - (5) A minimum of 50 percent of the total area of the Pier as public open space.
  - c. Support the development of the Bolsa Chica linear park and the implementation of a continuous trail system from Huntington Central Park to the beach along the perimeter of the Bolsa Chica;



establish an implementation plan for the Bolsa Chica linear park in cooperation with the County of Orange.

- d. Support recreational facilities in the Bolsa Chica Linear Park that:
  - (1) Emphasize a low intensity character for that portion of the park within the City's coastal zone.
  - (2) Locate any higher intensity uses in nodes consistent with adjacent areas.
  - (3) Limit above ground structures to support facilities such as restrooms, picnic tables and bike racks.
  - (4) Site all uses so as to preserve views to the adjacent Bolsa Chica.
- e. Pursue implementation of a bike trail from the Pier to the southern edge of the Bolsa Chica State Beach parking lot in order to provide a continuous bike trail along the beach within the City.
- f. Provide additional bike racks to encourage the use of City and State beaches as a destination point for bicyclists, and encourage the State to do the same.
- g. Actively pursue county, State and federal funding for coastal projects including:
  - (1) Renovation of the Huntington Beach Municipal Pier
  - (2) Provision of nature walks and other educational opportunities in environmentally sensitive habitats where compatible
  - (3) Development of the Bolsa Chica linear park.
- h. Encourage the provision of public boating support facilities compatible with surrounding land uses and water quality.
- i. Encourage additional dry storage areas for boats in industrial areas zoned M1.
- j. Establish the responsibility for maintenance prior to approval of a marina or other major recreational facility.
- k. Encourage privately-owned recreation facilities to be open to the public.
- l. Encourage, where feasible, facilities and programs which increase and enhance public recreational opportunities in Huntington Harbour.

Because the City bears many local impacts associated with intense beach recreation, it is important that local costs and concerns are addressed by the State in any development of both Bolsa Chica and Huntington State Beaches. The following policies address development of State beaches, in general, and the specific plans by the State to upgrade Huntington State Beach in the near future.

- 3. Ensure local interests and concerns are included in State and regional recreation planning.

- a. Require review and approval by the City of final development plans prior to permitting any additional development on the State beaches.
- b. Prior to permitting any additional development on Huntington State Beach require:
  - (1) Review and approval by the City of final landscape and architectural plans
  - (2) Location of new facilities and landscaping in a manner that minimizes public view blockage and that enhances visually degraded areas
  - (3) Location of new facilities in a manner that maximizes the area of beach sand available for recreational use
  - (4) Location of comfort stations within or adjacent to parking facilities
  - (5) Provision of drop-off and turn-around facilities for public transit
  - (6) Provision of bus parking areas
  - (7) Removal of the existing chain link fence; City review and approval of the location, design and materials of any fencing necessary for safety purposes
  - (8) Access provisions for early beach users.

Direct physical access to the City's shoreline is provided by its nine miles of public beach. With the exception of the residential development just north of the Municipal Pier, no major structures exist between the ocean and Pacific Coast Highway which significantly prevent public access. Thus the following access policies focus on: 1) increasing the safety of beach access (e.g., crossing Pacific Coast Highway and traversing the bluffs just north of Ninth Street), 2) increasing public awareness of access opportunities in the coastal zone, and 3) increasing public access opportunities in Huntington Harbour.

#### 4. Provide public access to coastal resources when possible.

- a. Require an offer of dedication of an easement in all new development to allow vertical access to the shoreline or to public recreation areas or to public trails and bikeways unless:
  - (1) Adequate access exists nearby or is proposed by the land use plan within 1000 feet; or
  - (2) Access at the site would significantly degrade environmentally sensitive habitat areas; or
  - (3) Findings are made, consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected; or
  - (4) The parcel is too narrow for an adequate privacy buffer separating the accessway from the existing residence and would therefore adversely affect the privacy of the property owner. The following guideline shall be used in determining adequate privacy buffers: There should be at least 15 feet between the existing residence and the side yard property line for an adequate buffer.

Offers of dedication for vertical access in accordance with policy 4a shall be provided only to sandy beaches and recreation areas and in conjunction with development on vacant parcels, replacement of existing structures or in commercial projects.

These exceptions shall not apply to the Pacific Electric right-of-way.

- b. Require an offer for dedication of an easement in all new development to allow lateral access along the shoreline public recreation areas or to public trails and bikeways unless:
  - (1) Findings are made consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected; or,
  - (2) Access at the site would significantly degrade environmentally sensitive habitat areas; or
  - (3) The parcel is too narrow for an adequate privacy buffer separating the lateral accessway from an existing residence. The following guideline shall be used in determining adequate privacy buffers: There must be at least 15 feet between an existing residence, patio cover or pool and the shoreline in order to accommodate both an accessway and the privacy buffer.

These exceptions shall not apply to the Pacific Electric right-of-way.

An offer of dedication for lateral access in accordance with policy 4a shall be required only in conjunction with new development on vacant parcels and along all sandy beach areas. In existing developed residential areas which do not front a sandy beach area, access will generally only be required where it can be accomplished with the privacy standards established above. Access to the bulkhead areas of Huntington Harbour is generally not appropriate, because in most cases it cannot be provided consistent with privacy standards. However, there may be situations where access to and along the bulkhead is appropriate. Where a parcel is large enough to provide public access consistent with the privacy standards in new development, access along the bulkhead may be appropriate, particularly if public use areas such as fishing piers can be reached or provided in new development through such accessways.

- c. In no case shall development in any way diminish or interfere with the public's right of access to the sea where acquired through use or legislative authorization.
- d. The City shall accept offers of dedication for access consistent with its ability to assume maintenance and liability. If not accepted by the City, offers of dedication for access may be accepted by any other public agencies or private association, provided that any association or agency which proposes to accept accessways must be able to assume maintenance and operation of such accessway prior to opening it to the public.

These exceptions shall not apply to the Pacific Electric Right-of-Way.

- e. Analyze the impact of current and projected recreation traffic on the City's circulation system.
- f. Promote safe pedestrian access to the beach from the inland side of Pacific Coast Highway.
- g. Initiate cooperative planning efforts with the State Parks and Recreation Department and affected private parties and pursue funding to develop a pedestrian access program from Pacific Coast Highway to the beach in the area from Ninth Street north to the southern edge of the Bolsa Chica State Beach parking lot.
- h. Establish a signing program which will identify public accessways, bikeways, recreation areas and vista points throughout the coastal zone.
- i. Preserve and where possible, provide additional public access to the Huntington Harbour waterways; assemble for public information the full legal documentation to identify the public rights-of-way, ownership and other agreements concerning the Huntington Harbour channels including applicable homeowners association deed restrictions.
- j. Promote public access to coastal wetlands for limited nature study, passive recreation and other low intensity uses compatible with the sensitive nature of these areas.
- k. Pursue local, State and federal funding to provide and maintain boardwalks, peripheral trails, interpretive exhibits and other educational facilities in coastal wetlands.

#### 3.6.2.2 Visitor Serving Facilities

Additional support facilities are necessary in order to accommodate the large numbers of visitors attracted to recreation areas in the coastal zone. The coastal land use plan is designed to provide for sufficient areas strategically located to serve the needs of existing and future levels of visitors. The intent of the following policies is to specifically encourage adequate visitor accommodations.

- l. Protect, encourage, and where feasible provide visitor serving facilities in the coastal zone which are varied in type and price.
  - a. Encourage the provision of additional restaurants and hotel/motel accommodations in keeping with the alternative chosen by the City Council.
  - b. Encourage additional overnight R.V. camping facilities, adequately screened, in the recreation areas on both sides of Newland Street near Pacific Coast Highway and on the State beach parking lots during the winter months.



- c. Establish as a continuing program the dual use of the City beach parking lots for recreational vehicle camping during winter months.

### 3.6.2.3 Visual Resources

The coastal zone contains significant visual amenities, including the ocean and shoreline, natural bluffs, wetland areas and mature trees. Public views to these visual features in the coastal zone are "resources" in themselves. New development can disrupt and destroy visual resources and public views. The following policies focus on protecting and enhancing existing visual amenities in the coastal zone primarily through regulation of the location and design of new development:

1. Preserve and enhance visual resources within the coastal zone.
  - a. Ensure new development within the coastal zone includes the features listed below and establish review procedures for implementation.
    - (1) Preservation of public views to and from bluffs, to the shoreline and ocean, and to wetlands
    - (2) Conservation of energy and facilitation of public transit through design and siting
    - (3) Adequate landscaping and vegetation
    - (4) Evaluation of project design regarding visual impact.
  - b. Prohibit any alteration of the natural landform of the bluffs seaward of Pacific Coast Highway including grading and the development of parking lots; alterations necessary for development of public trails and stabilization of bluffs may be permitted subject to City approval.
  - c. Prohibit development along the bluffs rising up to the Bolsa Chica mesa (within the City's jurisdiction) which will alter the natural landform or threaten the stability of the bluffs.
  - d. Encourage cluster development in areas designated for residential use within the coastal zone.
  - e. Prohibit new billboards within the coastal zone.
  - f. Establish special regulations for the coastal zone for on-premise signs which may include but will not be limited to:
    - (1) Prohibition of signs which do not display information related to an activity, service or commodity available on the premises
    - (2) Limits to the height, size, design and materials of signs
    - (3) Prohibition of roof-top signs
    - (4) Restrictions on the use of lights and moving parts in signs
    - (5) Enforcement of maintenance controls.
  - g. To the maximum extent feasible, require the preservation of existing mature trees within the coastal zone.

h. Pursue funding to:

- (1) Identify entry points to the coast and develop scenic entry markers to strengthen the visual relationship of the City to its beaches; and
- (2) Establish a coordinated theme and implement design standards for public signing in the coastal zone.

i. Pursue the establishment of Pacific Coast Highway as a State Scenic Highway.

j. Adopt a zoning ordinance which contains regulations adequate to achieve State Scenic Highway status for Pacific Coast Highway.

k. Establish landscaping ordinances/guidelines specifying vegetation types for the coastal area.

Maintaining and protecting existing visual amenities is a high priority in the coastal plan. There is also need, however, to improve visually degraded areas. The intent of the following policies is to improve the appearance of the coastal zone through various means including screening, landscaping and/or removal of visually degrading facilities.

2. Improve the appearance of visually degraded areas.

a. Promote the screening of uses that detract from the scenic quality of the coast along public rights-of-way and within public view.

b. Promote a cooperative agreement between the City and the State to landscape parking areas along the State beaches.

c. Require the removal of all existing billboards along Pacific Coast Highway within five years of certification of the LCP.

d. Consider the following priority within the coastal zone for undergrounding of overhead utility and telephone lines, in accordance with the rules and regulations of the California Public Utilities Commission.

- (1) Pacific Coast Highway
- (2) Beach Boulevard, Adams Street to Pacific Coast Highway.
- (3) Brookhurst Street from Hamilton Avenue to Pacific Coast Highway.
- (4) Magnolia Street from Hamilton Avenue to Pacific Coast Highway.
- (5) Goldenwest Street from Huntington Central Park to Pacific Coast Highway.

e. Investigate the feasibility of rerouting or undergrounding transmission lines which currently traverse wetlands.

f. Develop a report to the City Council on the litter problem in the coastal zone particularly the Beach Boulevard to Santa Ana River mouth area. This report should include:

- (1) Identification of the causes and extent of the litter problem in the coastal zone
  - (2) Establishment of responsibility for litter control
  - (3) Proposed actions to improve litter cleanup
  - (4) Identification of sources of federal and State funding for litter control.
- g. Where feasible, require landscaped medians along Pacific Coast Highway prior to permitting any major improvements which would increase the capacity of the highway.

#### 3.6.2.4 Water and Marine Resources

The Coastal Act requires that marine resources be maintained, enhanced and where feasible, restored. The coastal zone's groundwater basins, wetlands and surface waters are continually impacted by pollutants normally associated with urban activities and land uses. New development adjacent to coastal waters and wetlands can pose additional threats to the quality of marine resources, especially if diking, dredging or filling activities are involved. The intent of the following policies is to prevent the degradation of marine resources in the coastal zone due to activities associated with an urban environment:

1. Promote measures to mitigate the adverse impacts of human activities on marine organisms and the marine environment.
  - a. Require that development plans include mitigation measures to prevent the degradation of water quality of groundwater basins, wetlands, or surface water.
  - b. Require containment curtains around waterfront construction projects on inland waterways to control drift of turbid waters.
  - c. Investigate the feasibility of requiring additional water conservation measures for new development to reduce waste water flow.
  - d. Prior to approval of any new or expanded outfalls, encourage the provision of mitigation measures to minimize damage to marine organisms in accordance with State and federal law.
  - e. Prior to approval of any new or expanded seawater pumping facilities, encourage the provision of maximum feasible mitigation measures to minimize damage to marine organisms due to entrainment in accordance with State and federal law.
  - f. Limit diking, dredging, and filling of coastal waters, wetlands, and estuaries to the specific activities outlined in Section 30233 and 30607.1 of the Coastal Act and to those activities required for the restoration, maintenance, and/or repair of the Municipal Pier; conduct any diking, dredging and filling activities in a manner that is consistent with Section 30233 and 30607.1 of the Coastal Act.
  - g. Support the Orange County Water District's Barrier Wells project.
  - h. Assess the adequacy of the existing water quality monitoring and, if found inadequate, establish a more effective program.



- i. If it is determined that water quality in Huntington Harbour is below acceptable quality, establish improvement measures such as requiring boat pumpout or holding tank facilities in existing development.
- j. If monitoring data indicate low dissolved oxygen conditions in Huntington Harbour channels, develop mitigation measures such as a system of aeration devices.
- k. Require that new development employ catch basins and storm drains with baffled compartments where uncontrolled drainage could damage sensitive areas.

#### 3.6.25 Environmentally Sensitive Habitats

Coastal Act policies clearly restrict uses and activities that are to be allowed in wetland areas. The City implements these Coastal Act policies primarily through its designation of all wetland areas in the coastal zone as Conservation. Coastal Act policy also requires that environmentally sensitive habitats be protected against the detrimental impacts of new development when proposed adjacent to these areas. The intent of the following policies is to provide for this protection:

- 1. Preserve and enhance environmentally sensitive habitats including the Bolsa Chica which is within the sphere of influence of the City of Huntington Beach.
  - a. Approve only that development adjacent to wetlands and environmentally sensitive habitat areas that does not significantly degrade habitat values and which is compatible with the continuance of the habitat.
  - b. Require new development contiguous to wetland or environmentally sensitive habitat areas to include buffers which will consist of a minimum of one hundred foot setback from the landward edge of the wetland where possible. If existing development or site configuration precludes a 100 foot buffer, the buffer shall be established according to the factors listed in Policy 1c and shall be reviewed by the Department of Fish and Game.

In case of substantial development or significantly increased human impacts, a wider buffer may be required in accordance with an analysis of the factors in Policy 1c.

- c. Develop specifications for buffers taking into consideration the following factors:
  - (1) Biological Significance of Adjacent Lands. The buffer should be sufficiently wide to protect the functional relationship between wetland and adjacent upland.
  - (2) Sensitivity of Species to Disturbance. The buffer should be sufficiently wide to ensure that the most sensitive species will not be disturbed significantly by permitted development,



based on habitat requirements of both resident and migratory species and the short- and long-term adaptability of various species to human disturbance.

- (3) Susceptibility of Parcel to Erosion. The buffer should be sufficiently wide to allow for interception of any additional material eroded as a result of the proposed development based on soil and vegetative characteristics, slope and runoff characteristics, and impervious surface coverage.
  - (4) Use of Existing Cultural Features to Locate Buffer Zones. Where feasible, development should be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the environmentally sensitive habitat area.
- d. Establish a procedure to notify State and Federal agencies having regulatory authority in wetlands and other environmentally sensitive habitats when development projects in and adjacent to such areas are submitted to the City.
  - e. Prohibit all uses within the Least Tern nesting site on Huntington State Beach except those related to habitat restoration. Prohibit fill in any wetland areas for the purpose of road construction, except for roads required to serve uses allowed in wetlands pursuant to and consistent with Sections 30260-30264 for coastal dependent and energy uses. Also, if a project were approved pursuant to and consistent with Section 30233(a)(3), and a road was part of the approved project, such road would be permitted in portions of the severely degraded wetland where development is permitted. Any roads governed by this policy shall be limited to necessary access roads appurtenant to the facility, and shall be permitted only where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided.

Although excluded from urban development, wetland areas can be of value to the City by providing significant visual and recreational amenities to the local community. However, the wetlands in Huntington Beach will require improvements before their potential is realized. The following policies provide a strategy for enhancing the biological and aesthetic quality of these areas:

- 2. Promote the improvement of the biological productivity and appearance of wetland habitats.
  - a. Promote the reestablishment of tidal flushing in wetland areas.
  - b. Promote the participation of County, State and federal agencies in the enhancement and maintenance of environmentally sensitive habitats by actively pursuing funding from the California Coastal Conservancy and other State and federal agencies to develop and maintain landscaped buffer areas around the edge of the wetlands.
  - c. Require that agencies involved in the enhancement of wetlands:

- (1) Site and design culverts to insure against the risk of flood damage to adjacent property, and
  - (2) Develop a contingency plan to protect environmentally sensitive habitats in the event of spills of toxic and other harmful substances into the flood control channels.
- d. Request that the Orange County Flood Control District improve the Huntington Beach and Talbert Flood Control Channel embankments from Beach Boulevard to the Santa Ana River with plantings of native plant species to enhance wildlife diversity and visual appearance in the wetland areas.

#### 3.6.2.6 Energy

Most energy facilities serve greater-than-local communities. Many also involve highly technical processes which local governments cannot continually monitor and evaluate. For both of these reasons, regulation over many energy issues has passed from the local government to State and federal agencies.

Nonetheless, energy facilities can profoundly affect the community in which they locate. The City has a stake, consequently, in participating in decisions about energy issues which affect Huntington Beach.

The following policies are intended to enable the City to monitor those issues which affect its interests, and to act more effectively with other agencies in promoting the beneficial effects of energy activities and mitigating their adverse impacts.

1. Establish the interaction and coordination with other levels of government as a City function for energy-related issues affecting the City of Huntington Beach; promote better coordination among city departments.
  - a. Identify more completely the State and federal agencies with control or influence over energy issues and the role each plays in resolving those issues.
  - b. Identify the opportunities for local input in the planning and decision-making processes of State and federal agencies involved with energy issues.
  - c. Monitor energy activities that could affect Huntington Beach by 1) joining mailing lists of relevant State and federal agencies, 2) commenting on EIR's, EIS's, call-for-nominations for OCS tract selections and other reviews, 3) periodically meeting with major energy companies in the City.
  - d. Inventory and review existing oil spill plans and identify the role of the municipality (if any) in each.
  - e. Cooperate with the U.S. Coast Guard in the Local Response Team by providing personnel and equipment in an oil spill emergency.

- f. Support efforts of the U.S. Geological Survey and by the State Division of Oil and Gas to ensure the safety of oil extraction and related activities onshore and offshore.
- g. Support efforts by the U.S. Coast Guard and the Army Corps of Engineers to protect marine traffic safety while accommodating offshore oil development.
- h. Amend the Oil Code and related zoning ordinances, if necessary, to incorporate provisions for the retention of access to underground oil reserves in new surface developments.
- i. Promote increased coordination among municipal departments charged with different aspects of energy planning and regulation, and establish a common data base for all departments involved with energy issues.
- j. Identify the location, status and ownership of all wells and tanks in the City; account for discrepancies between State and City records regarding number, location and status of wells.

Huntington Beach has traditionally played an important role in supplying energy to this region. The importance of energy to the local community as well as to the State and nation argues that these vital energy facilities be accommodated in the future and that new technology which increases energy supplies or makes them less expensive, should be encouraged. At the same time, the City must consider adverse impacts on the environment and on the public welfare, and must balance energy goals with other goals, especially in the coastal zone. The following policy addresses this concern:

- 2. Encourage the production of energy resources as efficiently as possible with minimal adverse impacts.
  - a. Support the research, development and application of new energy technologies so long as public health, safety and welfare are not jeopardized and environmental impacts are mitigated to the maximum possible extent.
  - b. As part of the permit process, require the mitigation of adverse impacts from new technologies employed in electricity generation to the maximum extent feasible.
  - c. Encourage unitization and consolidation of existing oil operations and require the consolidation of new or expanded operations in accordance with Policy 3a to the maximum extent feasible and legally permissible when such activities (1) reduce the area used for oil facilities, (2) are not more environmentally disruptive than existing arrangements and (3) do not jeopardize public health, safety or welfare.
  - d. Utilize the oil suffixes to ensure that coastal dependent energy extraction is accommodated in areas designated other than "resource production," except for environmentally sensitive habitat areas.

- e. Update the City Oil Code to include consideration of "enhanced" oil recovery activities and to ensure the evaluation of impacts different from those associated with conventional extraction.
- f. Study advanced recovery methods likely to be employed in the Huntington Beach field and their potential impacts; consider establishing a permitting system for these new activities.
- g. Review the City Oil Code to determine the adequacy of measures to protect public safety; modify the Oil Code, if necessary, to adequately protect public safety.
- h. Review monitoring and enforcement of the City Oil Code and Noise Ordinance as related to energy operations to determine their effectiveness in regulating energy operations, and where necessary adopt improvements.
- i. Evaluate spill plans to see if they recognize especially sensitive areas in the City, including Huntington Harbour, the wetlands, the Santa Ana River mouth and the Least Tern Nesting Area, and if they include measures to protect these in case of a major spill; petition relevant agencies to amend spill plans if the plans lack such measures.
- j. Determine whether existing requirements for oil spill plans are adequate to protect public health, safety and welfare in Huntington Beach; modify the Oil Code, if necessary, to ensure such protection from spills.
- k. Review the tank farms and the surrounding areas to evaluate possible impacts in case of dike system failure; develop an emergency evacuation plan specifically for the areas adjacent to the tank farms if such a plan is necessary.
- l. Investigate the possibility of obtaining funding or compensation for activities related to the prevention, monitoring and clean-up of oil spills.
- m. Promote the use of solar energy and encourage energy conservation.
- n. Inventory existing credits and incentives regarding solar energy and conservation available to individuals, businesses and the City from State and federal governments and make this information available to the public.
- o. Encourage development of new methods to conserve energy such as 1) solar access and orientation, (2) solar water heating requirements for new developments, (3) the limited use of conventional fuels for heating swimming pools, (4) requirements for "weatherization" and other minimum conservation measures, and (5) energy audits of buildings at time of deed transfer.



Considering how vital reliable energy sources are to the region and the nation, the City should encourage future oil production and new energy technology so long as critical environmental and public welfare considerations are protected. Existing and new oil facilities should be encouraged to consolidate where feasible to help reduce the amount of land used for oil activities:

3. Plan for new energy production facilities in order to maximize efficiency and minimize their adverse impacts on coastal resources.
  - a. Adopt the following priority for siting new oil-related facilities, provided that in each case (1) the new activities are adequately screened and buffered from surrounding uses, (2) adverse environmental impacts are mitigated to the maximum extent feasible, (3) the activities do not jeopardize public health, safety or welfare, and (4) there is no other feasible location which is less environmentally damaging or less disruptive of significant social, aesthetic or economic concerns.
    - (1) Existing consolidated islands (including the entire Aminoil lease)
    - (2) New consolidated islands
    - (3) Existing oil parcels
    - (4) New parcels outside the coastal zone
    - (5) New parcels within the coastal zone.
  - b. Encourage the use of excess capacity of existing facilities; approve construction of new separation and treatment facilities only if it is infeasible to utilize the excess capacity of existing facilities and is consistent with the resource protection policies contained in this plan.
  - c. Encourage the phase-out of existing wells on the oceanside of Pacific Coast Highway; approve no new onshore wells or redrilling on the oceanside of Pacific Coast Highway unless all of the following conditions are met (1) the resources are not recoverable from any other onshore location or existing platform, (2) the site is improved to become compatible with recreation uses of the beach, (3) public health, safety and welfare are not jeopardized, (4) adverse environmental impacts are mitigated to the maximum extent feasible, (5) the net overall impact of oil production facilities on visual resources is improved, and (6) safe access to the beach is provided.
  - d. Review the expansion of existing tanker unloading operations to determine whether there is an increased threat posed to recreational activities and sensitive habitats in the area.
  - e. Encourage the use of pipelines rather than tankers, where feasible, to transport offshore oil and gas to shore.
  - f. Discourage new marine terminals from locating in Huntington Beach.

- g. As part of the permit process, require that a survey be conducted along the route of any new pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of the pipeline.
- h. Require the routes of new pipelines and transmission lines to avoid important coastal resources, including recreation areas and sensitive habitats, to the maximum extent feasible; pipelines which cannot be routed to avoid such areas shall be constructed and maintained in ways that minimize the impacts from spills or leaks to the maximum extent feasible; appropriate cleanup and spill prevention measures shall be included in a spill contingency plan.
- i. Require automatic shutoff valves to isolate segments of pipelines carrying hazardous liquids passing through important coastal resource areas, including recreation, sensitive habitat and archaeological areas.
- j. As part of the permit process, require the mitigation of erosion in the siting and construction of new pipelines.
- k. Prohibit the use of chemical herbicides during pipeline construction.
- l. Encourage new transmission line corridors to be consolidated with existing electrical transmission corridors, where feasible, unless there are overriding technical constraints or significant social, aesthetic, environmental or economic concerns.
- m. Require new pipelines including offshore to onshore lines to be consolidated in existing pipeline corridors, where feasible, unless there are overriding technical constraints or significant social, aesthetic, environmental or economic concerns.
- n. As part of the permit process, require mitigation measures to repair scarring, grading or other vegetative removal resulting from transmission line or pipeline installation or maintenance through methods including but not limited to spreading topsoil removed in pipeline trenching over the surface of the construction area; affected areas are to be revegetated with plants similar to those in the area.

As land near the coast continues to be developed, other land uses will be pressed closer to oil activities. The intent of the following policies is to ensure the compatibility among different activities on safety and aesthetic criteria:

- 4. Promote compatibility of oil and other energy-related activities with surrounding uses to the maximum extent feasible.
  - a. Review and modify the Oil Code, if necessary, to include measures such as additional requirements regarding fencing, planting and landscaping to ensure aesthetic and environmental compatibility between oil activities and other uses.

- b. Pursue strategies with the State and the oil companies to improve the appearance of existing oil wells and related facilities on the ocean side of Pacific Coast Highway.
- c. Before permitting any expansion of the Edison power plant, require development of a comprehensive screening plan with appropriate landscaping which meets the standard of State agencies having jurisdiction over such expansion.
- d. Encourage comprehensive planning for new uses on large oil parcels; discourage piece-meal recycling of oil parcels.
- e. Encourage dual-uses of oil field surface areas so long as (1) new uses and oil activities are compatible, and (2) access to underground zones can be accommodated by the new use.
- f. Encourage the conversion of the rotary mud dump on Hamilton and Magnolia to new uses if the contents of the dump are found not to be dangerous to public health, safety and welfare, or if all harmful deposits are decontaminated.
- g. As part of the existing environmental review process, require a chemical analysis of the contents of the rotary mud dump, a geological study of the site and necessary mitigation measures before allowing new uses on the rotary mud dump.
- h. Encourage screening of existing Edison power plant facilities via planting of trees and shrubs; pursue strategies to this end with Southern California Edison.

#### 3.6.2.7 Community Facilities

A prerequisite to any development in the coastal zone is the provision of adequate community facilities. Public works facilities in the coastal zone are for the most part adequate to service the level of development proposed in the coastal land use plan. Some deficiencies, however, have been identified in the Coastal Element background report.

Deficiencies in the City's sewage, water and drainage systems can be corrected most efficiently by capital improvements which, in some cases, are already planned or under construction. With respect to the circulation system, capital improvements are not necessarily the most efficient means of insuring adequate capacity for future traffic levels in the coastal zone. In addition to providing for new or extended streets where necessary the City also encourages more efficient use of existing streets through traffic distribution and increased reliance on mass transit. The following policies emphasize the City's commitment to insuring adequate support facilities for new development:

- 1. Promote the provision of adequate community facilities within the coastal zone.
  - a. Prior to issuance of a development entitlement, the City shall make the finding that adequate services (i.e., water, sewer, roads, etc.) can be provided to serve the proposed development, consistent with policies contained in the plan, at the time of occupancy.

- b. Pursue funding for projects to correct existing deficiencies in community facility systems in the coastal zone.
- c. Pursuant to the Bolsa Chica linear park agreement, establish the conceptual alignments for:
  - (1) Edwards - 38th Street
  - (2) Ellis Avenue
  - (3) Garfield Avenue.
- d. Emphasize the following corridors, with signing, to facilitate beach traffic:
  - (1) Bolsa Chica Street to Warner Avenue to Pacific Coast Highway.
  - (2) Goldenwest Street
  - (3) Beach Boulevard
  - (4) Magnolia Street
  - (5) Brookhurst Street.
- e. Study alternative mechanisms for improving parking in Downtown.
- f. Determine the existing and potential demand for public transit service at major destination points within the coastal zone and promote increased service through cooperation with O.C.T.D.
- g. In serving additional recreational traffic demand, place primary emphasis on facilitating public transit.
- h. Encourage the development of a transportation center in the coastal zone which will be:
  - (1) Located to serve local commuter and recreational traffic.
  - (2) Convenient to concentrations of people.
  - (3) Sited to minimize adverse impacts on adjacent uses.
- i. Preserve the Pacific Electric right-of-way parallel to Lake Street within the coastal zone as a transit corridor.
- j. Encourage the use of parking areas outside the coastal zone for passenger cars and the development of alternate transportation modes for beach users.
- k. Work with OCTD for the development of a transportation center within the coastal zone.
- l. Ensure that adequate parking is provided in all new development in the coastal zone utilizing one or a combination of the following:
  - (1) Apply the City's parking standards at a minimum.
  - (2) Develop parking assessment districts to build off-site parking structures.
  - (3) Utilize new parking standards specific to the Coastal Zone in conjunction with the development of off-site parking strategies.



- m. Promote the increased capacity of Pacific Coast Highway if necessary to improve circulation and safety in the coastal zone.

#### 3.6.2.8 Hazards

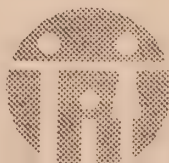
- 1. Incorporate the policies of the City's Seismic-Safety Element as the major component of the L.C.P. addressing hazards in the Coastal zone.

#### 3.6.2.9 Administration

The coastal zone contains resources and provides opportunities for many activities that serve larger-than-local needs. In providing for these "regional" needs, the City often incurs costs or negative impacts to the local community. In some cases, areas of the coastal zone, such as the State beaches, are owned and/or operated by outside public agencies. The plans and projects of jurisdictions outside of but adjacent to the coastal zone can also have significant impacts on coastal resources. The intent of the following policy is to provide for formal cooperation among adjacent jurisdictions and other public agencies whose actions may have significant impacts on coastal zone resources and planning efforts. Other coordination policies regarding specific coastal resources have been included in previous policy sections.

- 1. Establish a staff coordinating committee of representatives from planning, public works and community services to coordinate and cooperate with adjacent jurisdictions and other public agencies in developing and reviewing plans affecting the Huntington Beach coastal zone and adjacent areas. Such committee shall review plans and provide comments and recommendations for:
  - a. Bolsa Chica
  - b. Huntington and Bolsa Chica State Beach
  - c. Santa Ana River Flood Control Project
  - d. Other related projects.

section 4  
**zoning and  
general plan  
consistency**





#### 4.0 ZONING AND GENERAL PLAN CONSISTENCY

The General Plan has a long-range time frame and details the goals of the community. Zoning, on the other hand, is a single-purpose, short-range tool for implementing the General Plan. Just as it is important that the General Plan reflect the desires of the community, it is equally important that zoning is consistent with the intent of the General Plan. This is a matter of law as well as reason. Section 65860 (a) of the Government Code stipulates, "County or City zoning ordinances shall be consistent with the General Plan. . ."

Consistency between zoning and the General Plan is not as simple as determining exactly which one zoning classification should implement a specific General Plan land use designation. Several zoning classifications may be consistent with a particular land use designation depending on whether they meet the intent of the General Plan. This relationship is necessary so that zoning can implement very specifically the land uses which appropriately reflect the intended character of an area as delineated in the General Plan.

A zone is consistent with the General Plan in any specific application if the zone furthers or possesses a measure or significant degree of compatibility with the General Plan policies and programs. Determination of consistency is to be made by reference to the policies and programs of all of the elements of the General Plan.

#### 4.1 Zoning Consistency With the Elements of the General Plan

In practice, consistency between a zoning proposal and the General Plan will be determined by considering all of the policies and programs of each element of the General Plan and their relationship to the proposed zoning.

The Land Use Element policies can be translated into a form suitable for relatively easy analysis of consistency questions. Reference may be made to the Zoning and Land Use Element Matrix (Figure 4-1) to determine which



LAND USE CATEGORIES	ZONING CLASSIFICATION	RESIDENTIAL DISTRICT	COMMERCIAL DISTRICT	INDUSTRIAL DISTRICT	MISCELLANEOUS DISTRICTS
		R1 R2 R3 R4 MH -AR -PD	R5 C1 C2 C3 C4	M1-A M1 M2	RA A1 SP-1 SP-2 S1 CF- -CD -0.01 -02 ROS -MS LU
<b>1.0 RESIDENTIAL</b>					
1.1 ESTATE					
1.2 LOW DENSITY					
1.3 MEDIUM DENSITY					
1.4 MEDIUM HIGH DENSITY					
1.5 HIGH DENSITY					
<b>2.0 COMMERCIAL</b>					
2.1 GENERAL					
2.2 OFFICE PROFESSIONAL					
2.3 MIXED DEVELOPMENT					
<b>3.0 INDUSTRIAL</b>					
3.1 GENERAL					
<b>4.0 PUBLIC USE</b>					
4.1 PUB., QUASI-PUB., INSTIT.					
4.2 OPEN SPACE					
<b>5.0 PLANNING UNITS</b>					
5.1 PLANNED COMMUNITY					
5.2 PLANNING RESERVE					
<b>6.0 OTHER</b>					
6.1 RESOURCE PRODUCTION					

HUNTINGTON BEACH CALIFORNIA  
PLANNING DIVISION

Consistency with the Land Use Element  
may also be determined by reference to  
size and locational criteria.

**ZONING AND LAND USE ELEMENT  
CONSISTENCY MATRIX**

zoning classifications are clearly consistent with which land use designations. If a zone is not shown as clearly consistent with a particular land use designation, reference may be made to the size criteria for determining land use designations (Figure 3-15). If the size criteria therein do not disallow the possibility of a finding of consistency, then a finding of consistency between the zone and the Land Use Element may be made by reference to the locational criteria contained in the Land Use Element.

Reference to the size criteria in Figure 3-15 will not be made when making a finding of consistency in the City's coastal zone.

Unlike the Land Use Element policies, the policies of the other elements of the General Plan are not easily organizable into matrix form. Consequently determination of consistency must be made through a policy by policy analysis of each element.

#### 4.2 Finding of Consistency

A finding of consistency may only be made after analysis of the proposed zoning in terms of all nine elements of the General Plan. A finding of consistency with only one of the elements, such as the Land Use Element, is not sufficient for a finding of consistency with the General Plan. After considering all nine elements, a finding of consistency with the General Plan may be made for the zoning proposal in question if it can be shown to further or possess a measure or significant degree of compatibility with the General Plan policies and programs.



section 5  
amending the  
general plan







## 5.0 AMENDING THE GENERAL PLAN

The General Plan of the City of Huntington Beach provides for anticipated development through 1990. As a result, the General Plan must be able to respond to the changing wants and needs of City residents as well as to the changing environment within which the City exists. With this in mind, a General Plan Amendment procedure has been developed to enable the City to respond to the needs of the community and the larger environment. In specific terms, the Amendment procedure establishes a mechanism for periodically incorporating citizen comment into the General Plan, the City's comprehensive directive for the future.

### 5.1 General Plan Amendment Procedure

1. Initial Contract - Applicant contacts the Planning Department to indicate desire to have General Plan Amendment or zone change initiated. Planning staff arranges pre-application meeting with applicant.
2. Pre-Application Meeting - Planning staff and applicant discuss applicant's request. Planning staff explains procedure for filing General Plan Amendment/Zone Change petition and informs applicant of necessary forms and filing fees. Planning staff also explains amendment process to applicant and answers any questions. Planning Staff will advise applicant as to consistency of the proposal with the General Plan. Further, with the applicant's concurrence the Planning staff may submit its recommendations concerning consistency of the proposal to the Planning Commission prior to processing the applicant's proposal. The Planning Commission may then determine the issue of consistency. With the benefit of a consistency finding the applicant may then choose to file a zone change request or a General Plan Amendment.
3. Filing of Application - Applicant files petition for General Plan Amendment/Zone Change and preliminary Environmental Description

forms. Filing fees for General Plan Amendment requests and accompanying Environmental Description forms shall be by City Council resolution. Fees for zone change requests and environmental forms shall be as specified in Section 9864 of the Huntington Beach Ordinance Code.

#### 5.1.1 General Plan Amendment

4. General Plan Amendment Study - Planning staff initiates General Plan Amendment study after receiving all General Plan Amendment petitions. The study is to be carried out within the four week period following the prescribed cut-off date for applications.
- 4A. Environmental Assessment - Planning staff initiates study of environmental impacts of General Plan Amendment/Zone Change requests.
5. Planning Commission Study Session - Planning Commission holds study session at which time Planning Department presents preliminary analysis and recommendations regarding General Plan Amendment requests.
- 5A. General Plan Amendment Environmental Assessment - Planning staff analyzes environmental impacts of each General Plan Amendment request employing the preliminary Environmental Description form filed by each applicant. Once completed, the Environmental Assessment on the General Plan Amendment requests is forwarded to the Planning Commission for consideration during a public hearing.
6. Planning Commission Public Hearing - General Plan Amendment and Environmental Assessment goes before the Planning Commission for public hearing. Planning Commission may recommend approval or conditional approval, in whole or in part, or denial after receiving public comment at the hearing. Notice of the time and place of hearing is to be published at least ten calendar days before the hearing in a newspaper of general circulation published and circulated in the City.

If a General Plan Amendment request is recommended for denial by the Planning Commission, it shall be forwarded to the City Council, with that recommendation, along with the rest of the items in the amendment. The resolution forwarded to the City Council shall plainly set apart those items recommended for approval from those items recommended for denial. The Planning Commission may not delete an item from a general plan amendment unless so requested by the applicant.
7. City Council Public Hearing - City Council holds a public hearing to receive public comment concerning the General Plan Amendment study and Environmental Assessment. Notice of the time and place of the public hearing is to be published according to the same guidelines specified for Planning Commission public hearings. At the public hearing, the City Council may approve or conditionally approve (by resolution), or deny the General Plan Amendment study and Environmental Assessment.

#### 5.1.2 Staff-Initiated Zone Change

Once the City Council adopts the General Plan Amendment study, the Planning staff initiates a zone change for each amendment request within a reasonable

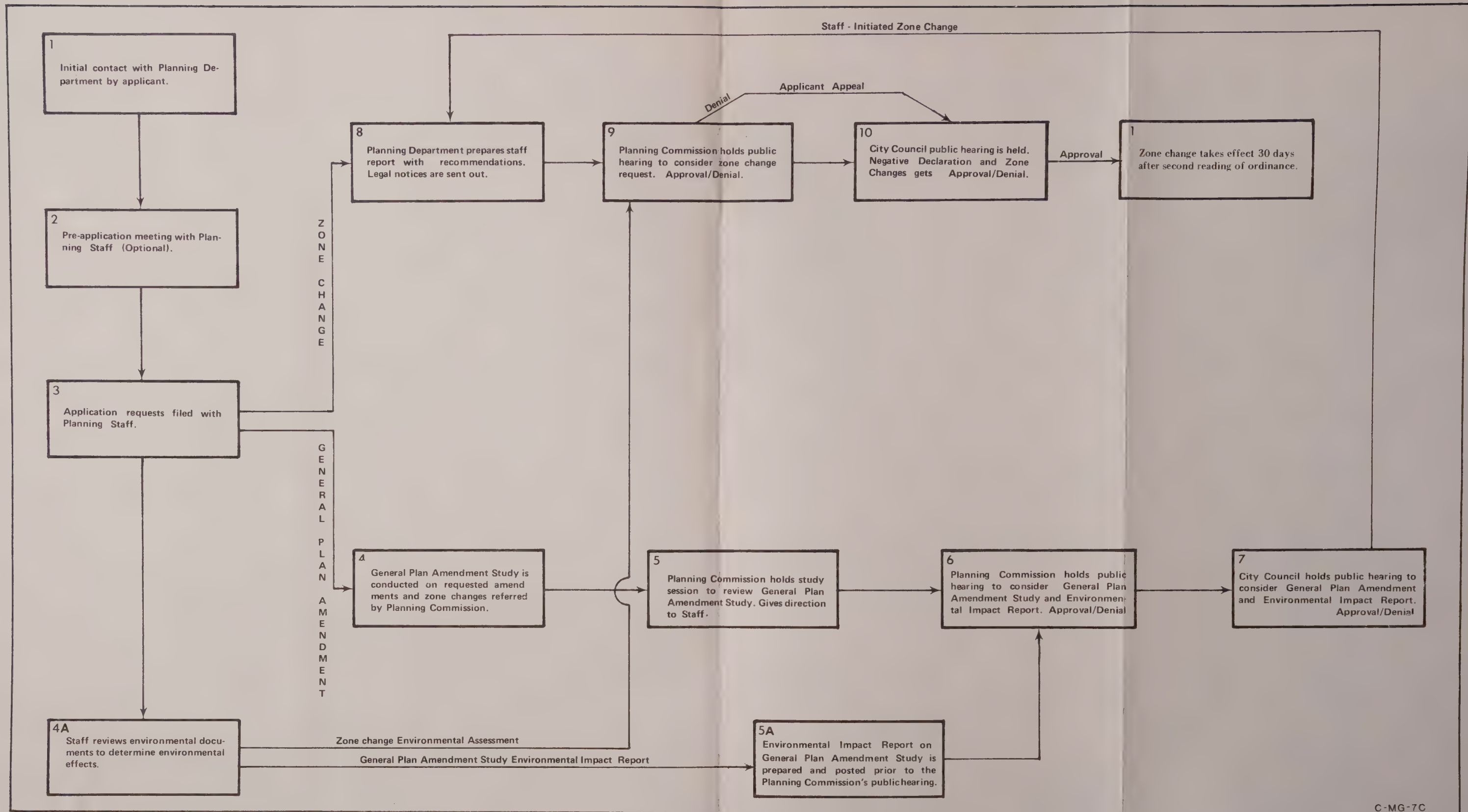


Figure 5-1





period of time following adoption. The procedure for a staff-initiated zone change is illustrated in Figure 5-1 (Steps 1-3 and 8-11 and described in the paragraphs which follow.)

8. Staff Report - Planning Department prepares a staff report analyzing zone change request and setting forth staff recommendations. Notice of a public hearing is published by staff at least ten days prior to the hearing.
9. Planning Commission Public Hearing - Planning Commission holds public hearing to receive public comment on Zone Change request. Planning Commission may approve or conditionally approve or deny Zone Change request. Planning Commission also acts on Environmental Assessment at the same time.
10. City Council Public Hearing - City Council holds public hearing to permit public comment on Zone Change request. City Council may approve or conditionally approve (by ordinance), or deny Zone Change request. City Council also acts on Environmental Assessment at the same time.
11. Effective Date - Zone Change request becomes effective thirty days after the second reading of the ordinance approving the zone change.

### 5.1.3 Administrative Items

In maintaining and amending the General Plan, there are often changes made which in themselves obviously have little or no significant potential direct impact on either the environment or current development patterns in the City. Such changes would include minor word changes in the document, creation of new land use designations, and revisions to the Zoning and Land Use Element Consistency Matrix. None of these types of changes would have direct impacts because none would actually be applied to specific parcels of land. Rather, these changes would permit the application of the principles involved to be analyzed fully in conjunction with future site-specific General Plan amendments.

Administrative items include the following:

1. Creation of new General Plan land use designations
2. Minor word changes within the General Plan document
3. Procedure changes within the General Plan document
4. Revisions to the Zoning and Land Use Consistency Matrix
5. Interpretations of General Plan Land Use Map.

### 5.2 Timing of General Plan Amendments

The General Plan Amendment process will be conducted by Planning Department staff three times each calendar year. (State law dictates that mandatory elements of the General Plan cannot be amended more frequently than three times during any calendar year.)

The timing of amendments and deadlines for amendment applications are to be established by resolution of the Planning Commission at the beginning of each calendar year.

A General Plan Amendment will require approximately 15 weeks to process. Staff initiated zone changes resulting from City Council approval of a General Plan Amendment may be initiated two weeks after adoption by the City Council of the General Plan Amendment.

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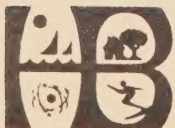
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